

Elliman Report

Q2-2022 Boca Raton, FL Sales

“Price trend indicators and bidding wars continued to reach new highs.”

Boca Raton Single Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,473,429	9.1%	\$1,350,066	14.7%	\$1,284,350
Average Price Per Sq Ft	\$405	7.4%	\$377	23.9%	\$327
Median Sales Price	\$870,000	12.3%	\$775,000	28.9%	\$674,900
Number of Sales (Closed)	617	7.1%	576	-34.0%	935
Days on Market (From Last List Date)	22	-26.7%	30	-46.3%	41
Boca Raton Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$587,218	6.2%	\$553,149	1.0%	\$581,659
Average Price Per Sq Ft	\$373	7.5%	\$347	13.0%	\$330
Median Sales Price	\$365,000	5.8%	\$345,000	23.7%	\$295,000
Number of Sales (Closed)	876	-1.5%	889	-37.9%	1,410
Days on Market (From Last List Date)	28	-17.6%	34	-55.6%	63
Luxury Single Family Matrix (Top 10% of Sales)	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$5,780,581	4.5%	\$5,530,176	7.6%	\$5,371,107
Average Price Per Sq Ft	\$732	9.3%	\$670	14.7%	\$638
Median Sales Price	\$4,185,000	9.8%	\$3,812,500	4.7%	\$3,997,500
Number of Sales (Closed)	62	3.3%	60	-36.7%	98
Days on Market (From Last List Date)	69	0.0%	69	-38.4%	112
Luxury Condo Matrix (Top 10% of Sales)	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$2,279,563	0.1%	\$2,278,265	-12.1%	\$2,592,612
Average Price Per Sq Ft	\$798	4.2%	\$766	11.6%	\$715
Median Sales Price	\$1,718,000	-2.4%	\$1,760,000	-20.0%	\$2,146,250
Number of Sales (Closed)	88	-1.1%	89	-38.0%	142
Days on Market (From Last List Date)	52	-29.7%	74	-34.2%	79

Single family median sales price surged 28.9% annually to \$870,000, a new record for the sixth time in seven quarters and 91.3% above pre-pandemic levels. Condo's median sales price surged 23.7% annually to \$365,000, a new record for the sixth straight quarter and 58.7% above pre-pandemic levels.