

Elliman Report

Q2-2025 Boca Raton, FL Sales

“Condo prices set records as sales fell short of year-ago records.”

Boca Raton Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,677,391	1.4%	\$1,654,503	-3.6%	\$1,739,413
Average Price Per Sq Ft	\$459	3.1%	\$445	-1.9%	\$468
Median Sales Price	\$932,000	-6.3%	\$995,000	-2.0%	\$951,000
Number of Sales (Closed)	588	32.7%	443	-6.5%	629
Days on Market (From Last List Date)	59	-14.5%	69	-7.8%	64
Boca Raton Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$781,290	24.0%	\$630,178	18.0%	\$662,125
Average Price Per Sq Ft	\$444	15.0%	\$386	12.7%	\$394
Median Sales Price	\$385,000	2.0%	\$377,500	-2.5%	\$395,000
Number of Sales (Closed)	685	31.2%	522	-13.3%	790
Days on Market (From Last List Date)	80	0.0%	80	21.2%	66
Luxury Single Family Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$6,938,037	12.3%	\$6,175,815	-1.6%	\$7,048,181
Average Price Per Sq Ft	\$876	8.1%	\$810	-3.2%	\$905
Median Sales Price	\$4,900,000	13.3%	\$4,325,500	-3.2%	\$5,060,000
Number of Sales (Closed)	59	28.3%	46	-9.2%	65
Days on Market (From Last List Date)	106	-16.5%	127	-29.8%	151
Luxury Condo Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$3,919,920	50.1%	\$2,612,102	43.5%	\$2,732,451
Average Price Per Sq Ft	\$1,043	16.1%	\$898	16.1%	\$898
Median Sales Price	\$3,000,000	65.3%	\$1,815,000	52.5%	\$1,967,550
Number of Sales (Closed)	69	30.2%	53	-15.9%	82
Days on Market (From Last List Date)	59	-35.9%	92	-25.3%	79

The luxury condo market, comprising the top ten percent of all condo sales starting at a \$1,615,000 record this quarter, also saw a record median sales price of \$3,000,000, surging 52.5% annually. Both average sales price and average price per square foot results also reached new highs. Luxury condo inventory fell sharply by 25.9% to 146.