

Elliman Report

Q3-2025 Boca Raton, FL Sales

“Single family sales expanded as listing inventory fell.”

Boca Raton Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$1,500,876	-10.5%	\$1,677,391	-12.0%	\$1,706,050
Average Price Per Sq Ft	\$420	-8.5%	\$459	-28.3%	\$586
Median Sales Price	\$900,000	-3.4%	\$932,000	-3.9%	\$937,000
Number of Sales (Closed)	543	-7.7%	588	8.6%	500
Days on Market (From Last List Date)	57	-3.4%	59	5.6%	54
Boca Raton Condo Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$551,408	-29.4%	\$781,290	-1.7%	\$561,219
Average Price Per Sq Ft	\$336	-24.3%	\$444	-11.3%	\$379
Median Sales Price	\$370,000	-3.9%	\$385,000	-2.6%	\$380,000
Number of Sales (Closed)	571	-16.6%	685	-9.4%	630
Days on Market (From Last List Date)	86	7.5%	80	28.4%	67
Luxury Single Family Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$5,591,682	-19.4%	\$6,938,037	-17.1%	\$6,744,250
Average Price Per Sq Ft	\$727	-17.0%	\$876	-33.8%	\$1,098
Median Sales Price	\$4,100,000	-16.3%	\$4,900,000	-28.3%	\$5,714,649
Number of Sales (Closed)	55	-6.8%	59	7.8%	51
Days on Market (From Last List Date)	110	3.8%	106	-25.2%	147
Luxury Condo Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$2,146,894	-45.2%	\$3,919,920	6.3%	\$2,020,561
Average Price Per Sq Ft	\$761	-27.0%	\$1,043	-9.2%	\$838
Median Sales Price	\$1,710,000	-43.0%	\$3,000,000	3.6%	\$1,650,000
Number of Sales (Closed)	59	-14.5%	69	-7.8%	64
Days on Market (From Last List Date)	89	50.8%	59	6.0%	84

The luxury condo market, which comprises the top ten percent of all condo sales and starts at \$1,050,000 this quarter, had a median sales price of \$1,710,000, up 3.6% from the same quarter last year. Luxury condo inventory dropped sharply by 22.9% to 172.