

Elliman Report

Q2-2025 Delray Beach, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

- **2.7%**
Prices Median Sales Price
- **4.2%**
Sales Closed Sales
- **2 days**
Marketing Time Days on Market
- **0.1%**
Negotiability Listing Discount

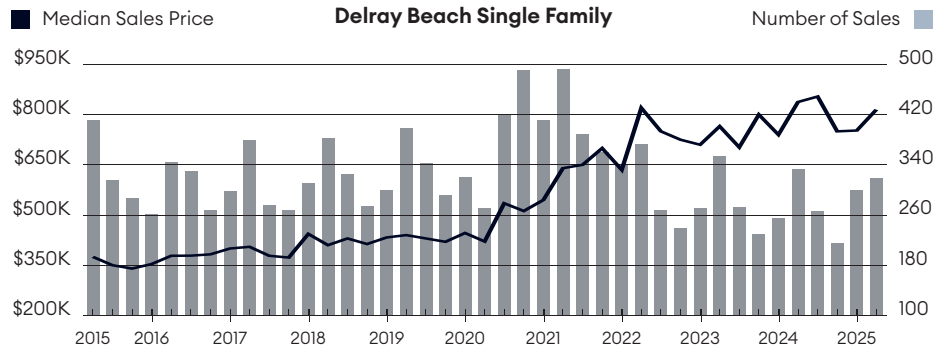
Condo

Dashboard

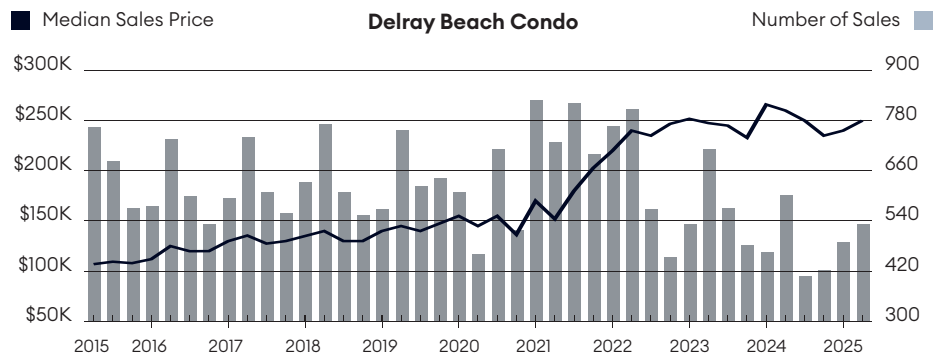
YEAR-OVER-YEAR

- **3.8%**
Prices Median Sales Price
- **11.8%**
Sales Closed Sales
- + **18 days**
Marketing Time Days on Market
- + **0.6%**
Negotiability Listing Discount

- Single family price trend indicators showed mixed annual results
- Single family sales slipped year over year as listing inventory increased
- Condo price trend indicators showed mixed annual results



Delray Beach Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,343,808	-15.7%	\$1,594,555	1.4%	\$1,325,066
Average Price Per Sq Ft	\$524	-15.2%	\$618	-1.5%	\$532
Median Sales Price	\$815,000	8.3%	\$752,500	-2.7%	\$837,750
Number of Sales (Closed)	318	6.0%	300	-4.2%	332
Days on Market (From Last List Date)	64	10.3%	58	-3.0%	66
Listing Discount (From Last List Price)	7.3%		7.5%		7.4%
Listing Inventory	484	-15.2%	571	15.0%	421
Months of Supply	4.6	-19.3%	5.7	21.1%	3.8
Average Square Feet	2,588	-0.8%	2,610	2.5%	2,525



Delray Beach Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$387,093	5.2%	\$367,878	1.0%	\$383,352
Average Price Per Sq Ft	\$300	1.4%	\$296	-3.2%	\$310
Median Sales Price	\$250,000	4.2%	\$240,000	-3.8%	\$260,000
Number of Sales (Closed)	531	8.6%	489	-11.8%	602
Days on Market (From Last List Date)	81	-3.6%	84	28.6%	63
Listing Discount (From Last List Price)	6.2%		6.1%		5.6%
Listing Inventory	1,337	-8.7%	1,465	9.4%	1,222
Months of Supply	7.6	-15.6%	9.0	24.6%	6.1
Average Square Feet	1,292	4.0%	1,242	4.4%	1,237



Single family median sales price slipped 2.7% annually to \$815,000 after reaching an all-time high in the year-ago quarter. Single family sales fell 4.2% annually while listing inventory rose 15%, slowing the pace of the market. As a result, the market pace to sell all listing inventory at the current sales rate was 21.1% slower annually, with a months of supply of 4.6 months. The median

sales price of condos fell year over year by 3.8% to \$250,000. Condo sales fell 11.8% annually while listing inventory grew 9.4% slowing the pace of the market. The market pace, the number of months to sell all listing inventory at the current sales rate, was 24.6% slower annually, with a months of supply of 7.6 months. The luxury condo market, comprising

the top ten percent of all condo sales starting at \$750,000 this quarter, also saw a median sales price of \$1,127,500, rising 2.5% annually. Luxury average sales price increased 13.3% over the same period, while luxury condo inventory edged 6.5% higher.

Luxury

- Single family price trend indicators showed mixed annual results
- Single family listing inventory surged year over year
- Condo price trend indicators showed mixed annual results as average sales size increased year over year
- Condo listing inventory increased annually for the seventh time

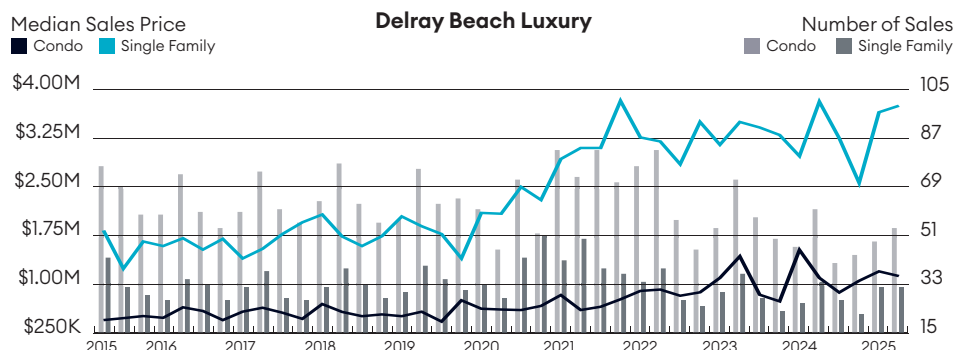
Luxury Single Family Mix	Sales Share	Volume Share
> \$1.5M (%)	25.8%	58.9%
\$500K - \$1.5M (%)	56.0%	35.7%
Min. - \$500K (%)	18.2%	5.5%

Luxury Condo Mix	Sales Share	Volume Share
> \$1.5M (%)	4.0%	25.3%
\$500K - \$1.5M (%)	12.1%	25.2%
Min. - \$500K (%)	84.0%	49.4%

This sub-category is the analysis of the top ten percent of all condo/townhouse and single-family sales in Delray Beach with the South Florida MLS. The data is also contained within the other markets presented.

East of Federal Highway Single Family & Condo

- Median sales price increased annually for the third time in four quarters
- Sales declined year over year for the first time in three quarters
- Listing inventory continued to expand year over year



Luxury Single Family Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$4,420,500	-40.6%	\$7,439,756	1.8%	\$4,342,608
Average Price Per Sq Ft	\$953	-28.4%	\$1,331	-2.1%	\$973
Median Sales Price	\$3,750,000	2.7%	\$3,650,000	-1.6%	\$3,812,500
Number of Sales (Closed)	32	0.0%	32	-5.9%	34
Days on Market (From Last List Date)	89	45.9%	61	18.7%	75
Listing Discount (From Last List Price)	7.7%		9.9%		8.8%
Listing Inventory	185	50.4%	123	180.3%	66
Months of Supply	17.3	50.4%	11.5	198.3%	5.8
Entry Price Threshold	\$3,000,000	9.1%	\$2,750,000	7.7%	\$2,785,000
Average Square Feet	4,641	-18.5%	5,692	4.0%	4,464

Luxury Condo Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,579,187	9.2%	\$1,446,459	13.3%	\$1,393,506
Average Price Per Sq Ft	\$691	-4.7%	\$725	-6.6%	\$740
Median Sales Price	\$1,127,500	-6.0%	\$1,200,000	2.5%	\$1,100,000
Number of Sales (Closed)	54	10.2%	49	-11.5%	61
Days on Market (From Last List Date)	78	-13.3%	90	9.9%	71
Listing Discount (From Last List Price)	7.1%		7.0%		6.7%
Listing Inventory	115	-19.0%	142	6.5%	108
Months of Supply	6.4	-26.4%	8.7	20.8%	5.3
Entry Price Threshold	\$750,000	-3.2%	\$775,000	-1.3%	\$760,000
Average Square Feet	2,284	14.5%	1,995	21.3%	1,883

East of Federal Highway Single Family & Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,891,186	-10.2%	\$2,105,963	1.0%	\$1,871,669
Average Price Per Sq Ft	\$781	-20.2%	\$979	-15.1%	\$920
Median Sales Price	\$1,050,000	-12.5%	\$1,200,000	0.5%	\$1,045,000
Number of Sales (Closed)	73	-8.8%	80	-29.1%	103
Days on Market (From Last List Date)	89	-7.3%	96	41.3%	63
Listing Discount (From Last List Price)	9.1%		7.5%		7.9%
Listing Inventory	184	14.3%	161	139.0%	77
Months of Supply	7.6	26.7%	6.0	245.5%	2.2
Average Square Feet	2,280	6.0%	2,151	15.9%	1,968

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
 Methodology: millersamuel.com/research-reports/methodology

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