

Elliman Report

Q3-2025 Delray Beach, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

- **4.4%**
Prices Median Sales Price
- + **3.0%**
Sales Closed Sales
- = **0** days
Marketing Time Days on Market
- + **0.3%**
Negotiability Listing Discount

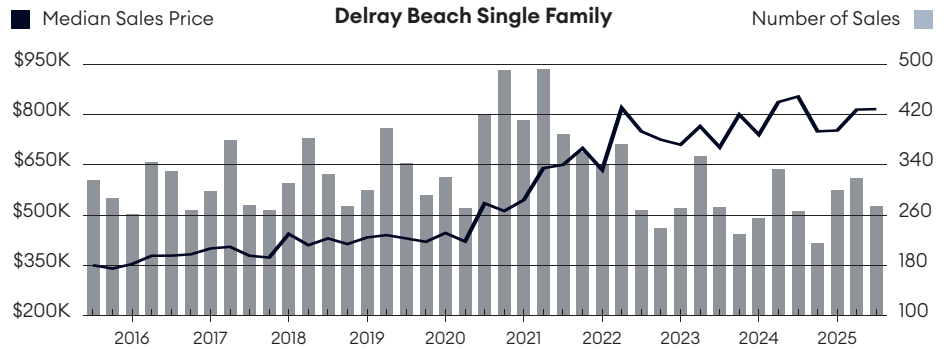
Condo

Dashboard

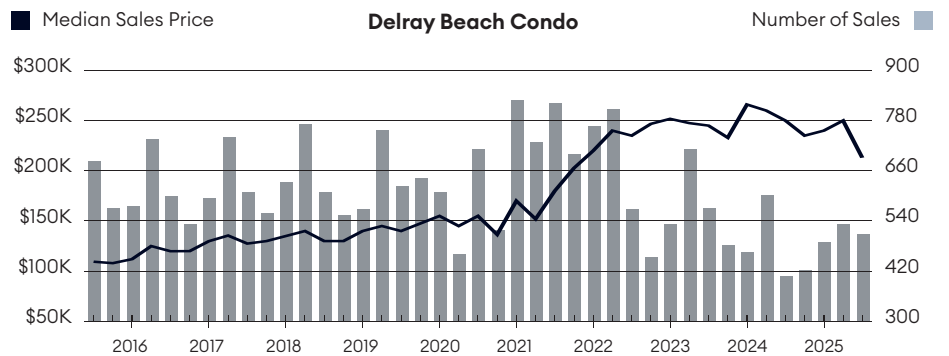
YEAR-OVER-YEAR

- **4.8%**
Prices Median Sales Price
- + **24.6%**
Sales Closed Sales
- + **20** days
Marketing Time Days on Market
- + **1.0%**
Negotiability Listing Discount

- Single family price trend indicators continued to show mixed year over year results
- Single family sales increased annually for the second time in three quarters
- Condo sales surged year over year, the second increase in three quarters



Delray Beach Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$1,348,383	0.3%	\$1,343,808	12.5%	\$1,198,514
Average Price Per Sq Ft	\$532	1.5%	\$524	7.3%	\$496
Median Sales Price	\$816,500	0.2%	\$815,000	-4.4%	\$854,000
Number of Sales (Closed)	274	-13.8%	318	3.0%	266
Days on Market (From Last List Date)	65	1.6%	64	0.0%	65
Listing Discount (From Last List Price)	6.4%		7.3%		6.1%
Listing Inventory	466	-3.7%	484	11.8%	417
Months of Supply	5.1	10.9%	4.6	8.5%	4.7
Average Square Feet	2,574	-0.5%	2,588	5.1%	2,449



Delray Beach Condo Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$318,487	-17.7%	\$387,093	-7.9%	\$345,806
Average Price Per Sq Ft	\$264	-12.0%	\$300	-7.0%	\$284
Median Sales Price	\$213,000	-14.8%	\$250,000	-14.8%	\$250,000
Number of Sales (Closed)	507	-4.5%	531	24.6%	407
Days on Market (From Last List Date)	89	9.9%	81	29.0%	69
Listing Discount (From Last List Price)	6.1%		6.2%		5.1%
Listing Inventory	1,207	-9.7%	1,337	1.4%	1,190
Months of Supply	7.1	-6.6%	7.6	-19.3%	8.8
Average Square Feet	1,206	-6.7%	1,292	-1.0%	1,218



The median sales price for single family homes fell by 4.4% year over year to \$816,500 but was nearly double what it was six years ago. Bidding wars remained low at 3.6% of single family sales during the quarter as sales increased and listing inventory decreased. There were 274 single family sales during the quarter, a 3% increase from the same period last year. Cash sales

accounted for 56.6% of all single family sales, representing 35.1% of the total market. Condo sales surged 24.6% to 507 compared to the same period last year, marking the second gain in three quarters. Meanwhile, listing inventory increased by 1.4%, accelerating the market pace. Bidding wars made up 2.6% of condo sales, while cash sales accounted

for 66.3%, representing 64.9% of the total market. The luxury condo market, which comprises the top ten percent of all condo sales and starts at \$540,000 this quarter, had a median sales price of \$810,000. This is down 7.4% from the same quarter last year. Luxury condo inventory increased by 10.3% to 161.

Luxury

- Single family price trend indicators showed mixed annual results
- Single family listing inventory increased annually for the fifth time
- Condo median sales price and average sales size fell annually
- Condo listing inventory has been rising for the past two years

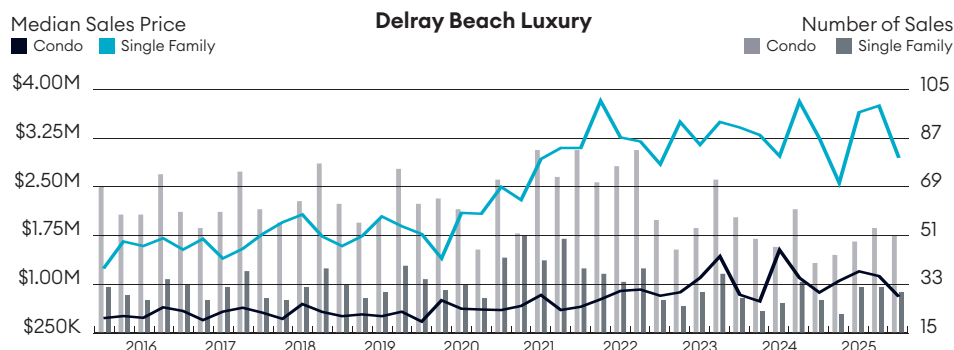
Luxury Single Family Mix	Sales Share	Volume Share
> \$1.5M (%)	20.1%	54.8%
\$500K - \$1.5M (%)	61.3%	39.9%
Min. - \$500K (%)	18.6%	5.3%

Luxury Condo Mix	Sales Share	Volume Share
> \$1.5M (%)	1.8%	17.8%
\$500K - \$1.5M (%)	10.3%	23.8%
Min. - \$500K (%)	88.0%	58.4%

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 declined annually for the second time in three quarters
- Sales surged year over year for the third time in four quarters
- Listing inventory has been rising for the past three years



Luxury Single Family Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$5,187,548	17.4%	\$4,420,500	40.4%	\$3,695,394
Average Price Per Sq Ft	\$1,041	9.2%	\$953	22.8%	\$848
Median Sales Price	\$2,947,500	-21.4%	\$3,750,000	-9.3%	\$3,250,000
Number of Sales (Closed)	30	-6.3%	32	11.1%	27
Days on Market (From Last List Date)	48	-46.1%	89	-50.0%	96
Listing Discount (From Last List Price)	6.8%		7.7%		5.9%
Listing Inventory	133	-28.1%	185	41.5%	94
Months of Supply	13.3	-23.1%	17.3	27.9%	10.4
Entry Price Threshold	\$2,500,000	-16.7%	\$3,000,000	4.2%	\$2,400,000
Average Square Feet	4,984	7.4%	4,641	14.3%	4,359

Luxury Condo Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$1,217,078	-22.9%	\$1,579,187	-5.1%	\$1,283,058
Average Price Per Sq Ft	\$700	1.3%	\$691	6.9%	\$655
Median Sales Price	\$810,000	-28.2%	\$1,127,500	-7.4%	\$875,000
Number of Sales (Closed)	51	-5.6%	54	24.4%	41
Days on Market (From Last List Date)	104	33.3%	78	16.9%	89
Listing Discount (From Last List Price)	6.0%		7.1%		6.1%
Listing Inventory	161	40.0%	115	10.3%	146
Months of Supply	9.5	48.4%	6.4	-11.2%	10.7
Entry Price Threshold	\$540,000	-28.0%	\$750,000	1.5%	\$532,000
Average Square Feet	1,739	-23.9%	2,284	-11.3%	1,960

East of Federal Highway Single Family & Condo Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$2,045,712	8.2%	\$1,891,186	13.9%	\$1,795,659
Average Price Per Sq Ft	\$1,069	36.9%	\$781	25.0%	\$855
Median Sales Price	\$750,000	-28.6%	\$1,050,000	-16.2%	\$895,000
Number of Sales (Closed)	62	-15.1%	73	34.8%	46
Days on Market (From Last List Date)	113	27.0%	89	6.6%	106
Listing Discount (From Last List Price)	6.2%		9.1%		7.5%
Listing Inventory	182	-1.1%	184	116.7%	84
Months of Supply	8.8	15.8%	7.6	60.0%	5.5
Average Square Feet	2,175	-4.6%	2,280	9.0%	1,996

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

Douglas Elliman Real Estate
 340 Royal Poinciana Way, Suite M302
 Palm Beach, FL 33480
 561.655.8600 | elliman.com

Miller Samuel Real Estate Appraisers & Consultants
 21 West 38th Street, New York, NY 10018
 212.768.8100 • millersamuel.com