

# Elliman Report

## Q4-2025 Delray Beach, FL Sales

### Single Family

#### Dashboard

YEAR-OVER-YEAR

+ 5.0%  
Prices Median Sales Price

+ 34.9%  
Sales Closed Sales

+ 6 days  
Marketing Time  
Days on Market

+ 4.7%  
Negotiability  
Listing Discount

### Condo

#### Dashboard

YEAR-OVER-YEAR

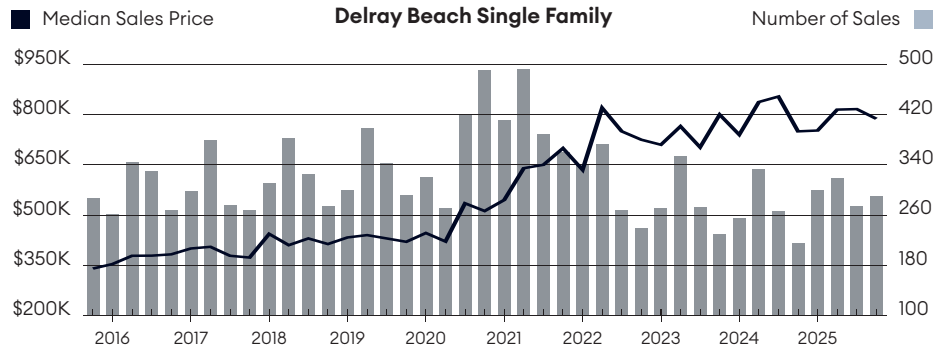
- 5.1%  
Prices Median Sales Price

+ 7.4%  
Sales Closed Sales

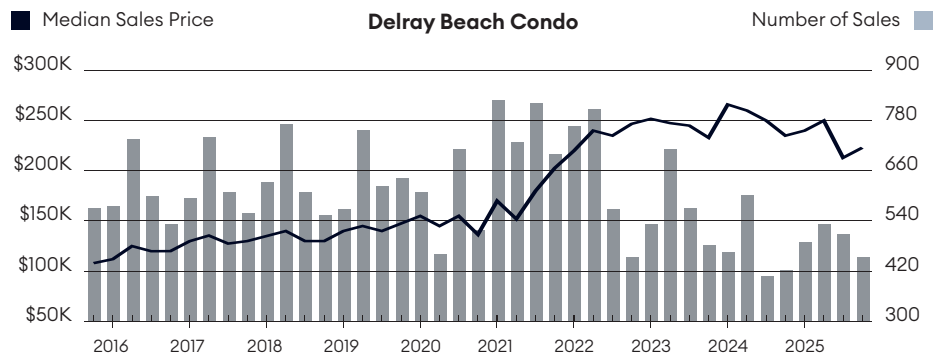
+ 19 days  
Marketing Time  
Days on Market

- 1.1%  
Negotiability  
Listing Discount

- Single family price trend indicators showed annual gains and indicated a shift towards bigger homes
- Single family sales surged year over year for the third gain in four quarters
- Condo sales continued to rise year over year as listing inventory declined for the first time in nearly four years



Delray Beach Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$1,958,244	45.2%	\$1,348,383	84.3%	\$1,062,296
Average Price Per Sq Ft	\$723	35.9%	\$532	56.5%	\$462
Median Sales Price	\$787,500	-3.6%	\$816,500	5.0%	\$750,000
Number of Sales (Closed)	290	5.8%	274	34.9%	215
Days on Market (From Last List Date)	63	-3.1%	65	10.5%	57
Listing Discount (From Last List Price)	10.7%		6.4%		6.0%
Listing Inventory	442	-5.2%	466	-11.2%	498
Months of Supply	4.6	-9.8%	5.1	-33.3%	6.9
Average Square Feet	2,723	5.8%	2,574	16.6%	2,335



Delray Beach Condo Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$401,188	26.0%	\$318,487	9.8%	\$365,215
Average Price Per Sq Ft	\$319	20.8%	\$264	6.0%	\$301
Median Sales Price	\$223,000	4.7%	\$213,000	-5.1%	\$235,000
Number of Sales (Closed)	452	-10.8%	507	7.4%	421
Days on Market (From Last List Date)	95	6.7%	89	25.0%	76
Listing Discount (From Last List Price)	4.8%		6.1%		5.9%
Listing Inventory	1,247	3.3%	1,207	-4.7%	1,308
Months of Supply	8.3	16.9%	7.1	-10.8%	9.3
Average Square Feet	1,258	4.3%	1,206	3.7%	1,213

Single family sales surged, and listing inventory declined, aided by the decline in mortgage rates and robust financial markets. The number of single family sales surged by 34.9% year over year to 290. Listing inventory of single families was challenged by the burst in sales, falling 11.2% annually to 442, just below the fourth quarter decade average of 496. Months

of supply, the number of months to sell all single family listings at the current sales rate, was 4.6 months, 33.3% faster than the same period last year. The median sales price for single family homes rose by 5% year over year to \$787,500. Condo sales also increased annually, rising 7.4% to 452. Meanwhile, condo listing inventory slipped by 4.7%

annually, accelerating the market pace by 10.8% to 8.3 months. The luxury condo market, which comprised the top 10% of all condo sales and started at \$590,000 this quarter, had a median sales price of \$977,500, down by 7.3% from the same quarter last year. Luxury condo inventory fell by 7.2% to 181.

## Luxury

- Single family price trend indicators and average sales size surged annually
- Single family listing inventory declined for the first time in nearly four years
- Condo price trend indicators showed mixed results
- Condo listing inventory declined for the first time in more than two years

Luxury Single Family Mix	Sales Share	Volume Share
> \$1.5M (%)	24.1%	71.8%
\$500K - \$1.5M (%)	57.2%	24.6%
Min. - \$500K (%)	18.6%	3.6%

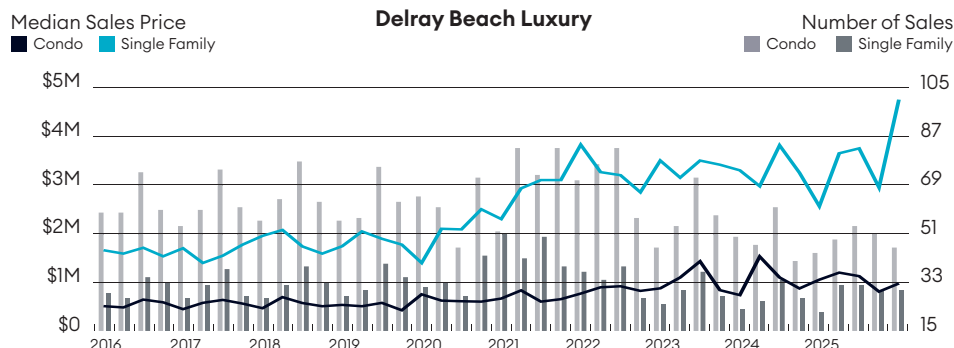
  

Luxury Condo Mix	Sales Share	Volume Share
> \$1.5M (%)	3.1%	35.2%
\$500K - \$1.5M (%)	8.4%	17.4%
Min. - \$500K (%)	88.5%	47.4%

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

- Price trend indicators and average sales size surged annually
- Sales declined year over year for the second time in three quarters
- Listing inventory has been expanding for more than three years



Luxury Single Family Matrix (Top 10% of Sales)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$10,870,262	109.5%	\$5,187,548	272.9%	\$2,914,977
Average Price Per Sq Ft	\$1,659	59.4%	\$1,041	124.8%	\$738
Median Sales Price	\$4,751,424	61.2%	\$2,947,500	85.4%	\$2,562,500
Number of Sales (Closed)	30	0.0%	30	36.4%	22
Days on Market (From Last List Date)	95	97.9%	48	31.9%	72
Listing Discount (From Last List Price)	14.2%		6.8%		8.0%
Listing Inventory	117	-12.0%	133	-3.3%	121
Months of Supply	11.7	-12.0%	13.3	-29.1%	16.5
Entry Price Threshold	\$3,100,000	24.0%	\$2,500,000	36.3%	\$2,275,000
Average Square Feet	6,552	31.5%	4,984	65.9%	3,949

Luxury Condo Matrix (Top 10% of Sales)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$2,002,560	64.5%	\$1,217,078	31.3%	\$1,525,077
Average Price Per Sq Ft	\$904	29.1%	\$700	13.9%	\$794
Median Sales Price	\$977,500	20.7%	\$810,000	-7.3%	\$1,055,000
Number of Sales (Closed)	46	-9.8%	51	4.5%	44
Days on Market (From Last List Date)	119	14.4%	104	46.9%	81
Listing Discount (From Last List Price)	3.3%		6.0%		6.4%
Listing Inventory	181	12.4%	161	-7.2%	195
Months of Supply	11.8	24.2%	9.5	-11.3%	13.3
Entry Price Threshold	\$590,000	9.3%	\$540,000	21.6%	\$485,000
Average Square Feet	2,214	27.3%	1,739	15.3%	1,920

East of Federal Highway Single Family & Condo Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$7,753,424	279.0%	\$2,045,712	387.8%	\$1,589,596
Average Price Per Sq Ft	\$1,845	72.6%	\$1,069	108.9%	\$883
Median Sales Price	\$3,600,000	380.0%	\$750,000	227.3%	\$1,100,000
Number of Sales (Closed)	21	-66.1%	62	-62.5%	56
Days on Market (From Last List Date)	151	33.6%	113	101.3%	75
Listing Discount (From Last List Price)	15.6%		6.2%		6.4%
Listing Inventory	202	11.0%	182	21.0%	167
Months of Supply	28.9	228.4%	8.8	224.7%	8.9
Average Square Feet	2,355	8.3%	2,175	20.2%	1,960

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
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