

Elliman Report

Q2-2023

Deerfield Beach, FL Sales

“Single family and condo
median sales price reached new highs.”

Deerfield Beach Single Family Matrix	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$699,834	24.4%	\$562,559	30.2%	\$537,709
Average Price per Sq Ft	\$407	29.2%	\$315	25.6%	\$324
Median Sales Price	\$518,461	6.7%	\$486,000	9.3%	\$474,500
Number of Sales (Closed)	116	16.0%	100	-9.4%	128
Days on Market (From Last List Date)	40	-11.1%	45	150.0%	16
Deerfield Beach Condo Matrix	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$253,471	0.1%	\$253,211	6.6%	\$237,832
Average Price per Sq Ft	\$248	-1.2%	\$251	5.1%	\$236
Median Sales Price	\$202,500	4.4%	\$194,000	17.7%	\$172,000
Number of Sales (Closed)	339	18.5%	286	-21.3%	431
Days on Market (From Last List Date)	42	-10.6%	47	44.8%	29
Luxury Single Family Matrix (Top 10% of Sales)	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$2,135,000	57.6%	\$1,354,721	89.7%	\$1,125,429
Average Price per Sq Ft	\$763	49.3%	\$511	51.7%	\$503
Median Sales Price	\$1,975,000	78.9%	\$1,104,000	118.8%	\$902,500
Number of Sales (Closed)	12	9.1%	11	-14.3%	14
Days on Market (From Last List Date)	104	50.7%	69	940.0%	10
Luxury Condo Matrix (Top 10% of Sales)	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$595,618	-0.2%	\$597,048	-11.9%	\$675,715
Average Price per Sq Ft	\$366	-2.4%	\$375	-7.6%	\$396
Median Sales Price	\$539,250	-2.0%	\$550,000	-6.2%	\$575,000
Number of Sales (Closed)	34	17.2%	29	-22.7%	44
Days on Market (From Last List Date)	43	-36.8%	68	95.5%	22

The median sales price of the single family market rose 9.3% yearly to \$518,461, and was 60.9% higher than pre-pandemic levels. Single family sales declined 9.4% annually to 116 due to chronically low listing inventory and mortgage rate spike over the past year. Listing inventory annually for single families slipped by 7.7% to 60.