

Elliman Report

Q1-2023

Deerfield Beach, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

+ 14.4%
Prices Median Sales Price

- 31.5%
Sales Closed Sales

+ 168.0%
Inventory Total Inventory

+ 4.3%
Negotiability
Listing Discount

Condo

Dashboard

YEAR-OVER-YEAR

+ 17.6%
Prices Median Sales Price

- 23.5%
Sales Closed Sales

+ 157.5%
Inventory Total Inventory

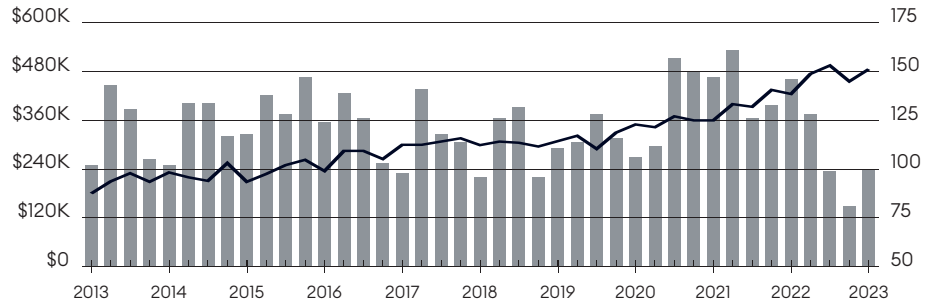
+ 1.9%
Negotiability
Listing Discount

- Single family median sales price rose to the second-highest on record and remained well above pre-pandemic levels
- Condo median sales price rose to the second-highest on record and remained well above pre-pandemic levels

Median Sales Price

Deerfield Beach Single Family

Number of Sales

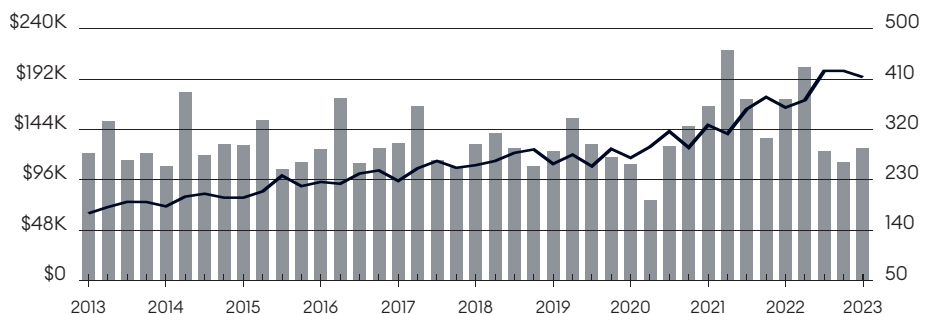


| Deerfield Beach Single Family Matrix | Q1-2023 | %Δ (QTR) | Q4-2022 | %Δ (YR) | Q1-2022 |
|---|-----------|----------|-----------|---------|-----------|
| Average Sales Price | \$562,559 | 2.3% | \$550,092 | 5.4% | \$533,792 |
| Average Price Per Sq Ft | \$315 | -4.0% | \$328 | -1.3% | \$319 |
| Median Sales Price | \$486,000 | 6.6% | \$456,000 | 14.4% | \$425,000 |
| Number of Sales (Closed) | 100 | 23.5% | 81 | -31.5% | 146 |
| Days on Market (From Last List Date) | 45 | 21.6% | 37 | 36.4% | 33 |
| Listing Discount (From Last List Price) | 5.5% | | 4.1% | | 1.2% |
| Listing Inventory | 67 | -25.6% | 90 | 168.0% | 25 |
| Months of Supply | 2.0 | -39.4% | 3.3 | 300.0% | 0.5 |
| Average Square Feet | 1,834 | 5.6% | 1,737 | 8.8% | 1,686 |

Median Sales Price

Deerfield Beach Condo

Number of Sales



| Deerfield Beach Condo Matrix | Q1-2023 | %Δ (QTR) | Q4-2022 | %Δ (YR) | Q1-2022 |
|---|-----------|----------|-----------|---------|-----------|
| Average Sales Price | \$253,211 | 4.8% | \$241,561 | 17.0% | \$216,423 |
| Average Price Per Sq Ft | \$251 | 5.0% | \$239 | 17.3% | \$214 |
| Median Sales Price | \$194,000 | -3.0% | \$200,000 | 17.6% | \$165,000 |
| Number of Sales (Closed) | 286 | 9.2% | 262 | -23.5% | 374 |
| Days on Market (From Last List Date) | 47 | 14.6% | 41 | 46.9% | 32 |
| Listing Discount (From Last List Price) | 3.4% | | 2.9% | | 1.5% |
| Listing Inventory | 291 | 8.6% | 268 | 157.5% | 113 |
| Months of Supply | 3.1 | 0.0% | 3.1 | 244.4% | 0.9 |
| Average Square Feet | 1,013 | -0.9% | 1,022 | 0.2% | 1,011 |



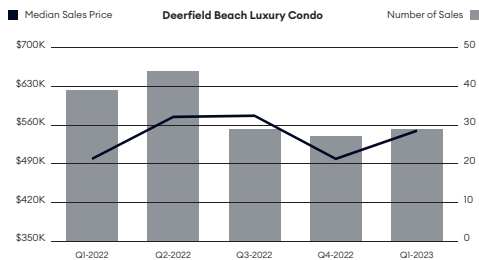
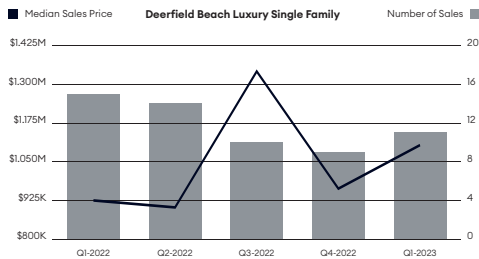
Prepared by Miller Samuel Real Estate Appraisers & Consultants

The median sales price of the single family market rose 14.4% year over year to \$486,000, the second-highest on record and 38.9% higher than pre-pandemic levels. Single family sales declined 31.5% annually to 100 due to a lack of listing inventory and higher mortgage rates. Listing inventory for single families expanded

annually from year-ago lows to 67. Bidding war market share was 15% of all first-quarter closings, down from 30.8% in the same period last year. The condo market saw more pronounced price gains, with median sales price up 17.6% yearly to \$194,000, up 65.8% above pre-pandemic levels. Condo sales fell

23.5% annually to 286 units. The condo luxury market, representing the top ten percent of all condo sales, started at \$489,000 and showed yearly price gains. The median condo luxury price rose 10.2% annually to \$550,000, 74.1% above pre-pandemic levels.

Luxury



| Luxury Single Family Matrix (Top 10% of Sales) | Q1-2023 | %Δ (QTR) | Q4-2022 | %Δ (YR) | Q1-2022 |
|--|-------------|----------|-------------|---------|-------------|
| Average Sales Price | \$1,354,721 | 5.2% | \$1,287,411 | -5.8% | \$1,437,667 |
| Average Price per Sq Ft | \$511 | -3.2% | \$528 | -8.8% | \$560 |
| Median Sales Price | \$1,104,000 | 14.6% | \$963,196 | 19.4% | \$925,000 |
| Number of Sales (Closed) | 11 | 22.2% | 9 | -26.7% | 15 |
| Days on Market (From Last List Date) | 69 | 72.5% | 40 | 53.3% | 45 |
| Listing Discount (From Last List Price) | 10.1% | | 7.1% | | 4.0% |
| Listing Inventory | 32 | 39.1% | 23 | 700.0% | 4 |
| Months of Supply | 8.7 | 13.0% | 7.7 | 987.5% | 0.8 |
| Entry Price Threshold | \$789,931 | -4.8% | \$830,000 | 0.1% | \$789,000 |
| Average Square Feet | 2,652 | 8.8% | 2,437 | 4.4% | 2,541 |

| Luxury Condo Matrix (Top 10% of Sales) | Q1-2023 | %Δ (QTR) | Q4-2022 | %Δ (YR) | Q1-2022 |
|---|-----------|----------|-----------|---------|-----------|
| Average Sales Price | \$597,048 | 5.6% | \$565,462 | 10.0% | \$542,879 |
| Average Price per Sq Ft | \$375 | 7.1% | \$350 | 7.8% | \$348 |
| Median Sales Price | \$550,000 | 10.2% | \$499,000 | 10.2% | \$499,000 |
| Number of Sales (Closed) | 29 | 7.4% | 27 | -25.6% | 39 |
| Days on Market (From Last List Date) | 68 | 17.2% | 58 | 41.7% | 48 |
| Listing Discount (From Last List Price) | 5.9% | | 4.7% | | 1.9% |
| Listing Inventory | 25 | -54.5% | 55 | 0.0% | 25 |
| Months of Supply | 2.6 | -57.4% | 6.1 | 36.8% | 1.9 |
| Entry Price Threshold | \$489,000 | 22.3% | \$400,000 | 23.8% | \$395,000 |
| Average Square Feet | 1,591 | -1.6% | 1,617 | 3.2% | 1,542 |

By Sales Share

Deerfield Beach

| Finance | Current Quarter | Prior Year Quarter |
|------------------------|-----------------|--------------------|
| Single Family Cash | 40.9% | 34.5% |
| Single Family Mortgage | 59.1% | 65.5% |
| Condo Cash | 62.5% | 65.4% |
| Condo Mortgage | 37.5% | 34.6% |

| Price | Current Quarter | Prior Year Quarter |
|-------------------------------|-----------------|--------------------|
| Single Family Under \$500K | 54.0% | 63.7% |
| Single Family \$500K - \$1.5M | 43.0% | 32.9% |
| Single Family Over \$1.5M | 3.0% | 3.4% |
| Condo Under \$500K | 92.0% | 94.9% |
| Condo \$500K - \$1.5M | 8.0% | 5.1% |
| Condo Over \$1.5M | 0.0% | 0.0% |

| Over/Under Last List | Current Quarter | Prior Year Quarter |
|----------------------|-----------------|--------------------|
| Single Family Over | 9.1% | 13.3% |
| Single Family At | 18.2% | 20.0% |
| Single Family Under | 72.7% | 66.7% |
| Condo Over | 0.0% | 33.3% |
| Condo At | 6.9% | 10.3% |
| Condo Under | 93.1% | 56.4% |

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