

# Elliman Report

**Q4-2023**

**Deerfield Beach, FL Sales**

“Listing inventory rose in the overall markets  
but fell in the luxury markets.”

Deerfield Beach Single Family Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$676,706	8.9%	\$621,425	23.0%	\$550,092
Average Price per Sq Ft	\$388	7.8%	\$360	18.3%	\$328
Median Sales Price	\$510,000	-5.6%	\$540,050	11.8%	\$456,000
Number of Sales (Closed)	96	-7.7%	104	18.5%	81
Days on Market (From Last List Date)	35	0.0%	35	-5.4%	37
Deerfield Beach Condo Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$279,018	1.4%	\$275,206	15.5%	\$241,561
Average Price per Sq Ft	\$270	2.7%	\$263	13.0%	\$239
Median Sales Price	\$225,000	-2.2%	\$230,000	12.5%	\$200,000
Number of Sales (Closed)	222	-18.1%	271	-15.3%	262
Days on Market (From Last List Date)	49	-2.0%	50	19.5%	41
Luxury Single Family Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$1,944,000	20.7%	\$1,610,364	51.0%	\$1,287,411
Average Price per Sq Ft	\$780	31.1%	\$595	47.7%	\$528
Median Sales Price	\$1,550,000	67.9%	\$923,000	60.9%	\$963,196
Number of Sales (Closed)	10	-9.1%	11	11.1%	9
Days on Market (From Last List Date)	86	62.3%	53	115.0%	40
Luxury Condo Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$717,923	14.7%	\$625,707	27.0%	\$565,462
Average Price per Sq Ft	\$444	13.6%	\$391	26.9%	\$350
Median Sales Price	\$495,000	-13.8%	\$574,500	-0.8%	\$499,000
Number of Sales (Closed)	23	-20.7%	29	-14.8%	27
Days on Market (From Last List Date)	54	12.5%	48	-6.9%	58

Condo median sales price rose by 12.5% to \$225,000, reaching the highest on record for the third straight quarter. Condo listing inventory has been expanding for seven consecutive quarters, up 34.7% annually to 361. The condo luxury market, representing the top ten percent of all condo sales, started at \$425,000 as the median sales price slipped 0.8% to \$495,000 year over year. The condo luxury listing inventory fell annually by 14.5% to 47.