## Elliman Report Q2-2021 Boca Raton, FL Sales

"The market was characterized by heavy sales volume overwhelming available supply."

Boca Raton Condo Matrix	Q2-2021	%∆ (QTR)	Q1-2021	%∆ (yr)	Q2-2020
Average Sales Price	\$581,659	29.4%	\$449,450	72.6%	\$336,952
Average Price Per Sq Ft	\$330	25.5%	\$263	56.4%	\$211
Median Sales Price	\$295,000	3.5%	\$285,000	21.4%	\$243,000
Number of Sales (Closed)	1,410	45.7%	968	176.5%	510
Days on Market (From Last List Date)	63	-17.1%	76	-17.1%	76
Boca Raton Single Family Matrix	Q2-2021	$\%\Delta$ (QTR)	Q1-2021	%∆ (yr)	Q2-2020
Average Sales Price	\$1,284,350	13.0%	\$1,136,831	67.6%	\$766,398
Average Price Per Sq Ft	\$327	11.6%	\$293	49.3%	\$219
Median Sales Price	\$674,900	14.4%	\$590,000	31.0%	\$515,000
Number of Sales (Closed)	935	26.9%	737	86.3%	502
Days on Market (From Last List Date)	41	-37.9%	66	-43.8%	73
Luxury Condo Matrix	Q2-2021	%∆ (QTR)	Q1-2021	%∆ (yr)	Q2-2020
Luxury Condo Matrix Average Sales Price	Q2-2021 \$2,592,612	%∆ (QTR) 50.6%	Q1-2021 \$1,721,782	%Δ (YR) 122.6%	Q2-2020 \$1,164,924
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Average Sales Price	\$2,592,612	50.6%	\$1,721,782	122.6%	\$1,164,924
Average Sales Price Average Price Per Sq Ft	\$2,592,612 \$715	50.6% 31.0%	\$1,721,782 \$546	122.6% 55.1%	\$1,164,924 \$461
Average Sales Price Average Price Per Sq Ft Median Sales Price	\$2,592,612 \$715 \$2,146,250	50.6% 31.0% 65.7%	\$1,721,782 \$546 \$1,295,000	122.6% 55.1% 142.5%	\$1,164,924 \$461 \$885,000
Average Sales Price  Average Price Per Sq Ft  Median Sales Price  Number of Sales (Closed)	\$2,592,612 \$715 \$2,146,250 142	50.6% 31.0% 65.7% 46.4%	\$1,721,782 \$546 \$1,295,000 97	122.6% 55.1% 142.5% 173.1%	\$1,164,924 \$461 \$885,000 52
Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date)	\$2,592,612 \$715 \$2,146,250 142 79	50.6% 31.0% 65.7% 46.4% -43.6%	\$1,721,782 \$546 \$1,295,000 97 140	122.6% 55.1% 142.5% 173.1% -32.5%	\$1,164,924 \$461 \$885,000 52 117
Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Luxury Single Family Matrix	\$2,592,612 \$715 \$2,146,250 142 79 Q2-2021	50.6% 31.0% 65.7% 46.4% -43.6% %Δ (QTR)	\$1,721,782 \$546 \$1,295,000 97 140 Q1-2021	122.6% 55.1% 142.5% 173.1% -32.5% %Δ (YR)	\$1,164,924 \$461 \$885,000 52 117 Q2-2020
Average Sales Price  Average Price Per Sq Ft  Median Sales Price  Number of Sales (Closed)  Days on Market (From Last List Date)  Luxury Single Family Matrix  Average Sales Price	\$2,592,612 \$715 \$2,146,250 142 79 Q2-2021 \$5,371,107	50.6% 31.0% 65.7% 46.4% -43.6% %Δ (ατr) 3.7%	\$1,721,782 \$546 \$1,295,000 97 140 Q1-2021 \$5,178,756	122.6% 55.1% 142.5% 173.1% -32.5% %Δ (γr) 99.3%	\$1,164,924 \$461 \$885,000 52 117 Q2-2020 \$2,694,740
Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Luxury Single Family Matrix Average Sales Price Average Price Per Sq Ft	\$2,592,612 \$715 \$2,146,250 142 79 Q2-2021 \$5,371,107 \$638	50.6% 31.0% 65.7% 46.4% -43.6% %Δ (QTR) 3.7% 5.8%	\$1,721,782 \$546 \$1,295,000 97 140 Q1-2021 \$5,178,756 \$603	122.6% 55.1% 142.5% 173.1% -32.5% %Δ (γR) 99.3% 67.0%	\$1,164,924 \$461 \$885,000 52 117 Q2-2020 \$2,694,740 \$382
Average Sales Price  Average Price Per Sq Ft  Median Sales Price  Number of Sales (Closed)  Days on Market (From Last List Date)  Luxury Single Family Matrix  Average Sales Price  Average Price Per Sq Ft  Median Sales Price	\$2,592,612 \$715 \$2,146,250 142 79 Q2-2021 \$5,371,107 \$638 \$3,997,500	50.6% 31.0% 65.7% 46.4% -43.6% %Δ (QTR) 3.7% 5.8% -5.4%	\$1,721,782 \$546 \$1,295,000 97 140 Q1-2021 \$5,178,756 \$603 \$4,223,625	122.6% 55.1% 142.5% 173.1% -32.5% %A (YR) 99.3% 67.0% 80.5%	\$1,164,924 \$461 \$885,000 52 117 Q2-2020 \$2,694,740 \$382 \$2,215,000

The Boca Raton housing market continued to see record highs for prices and sales volume, as well as record lows for listing inventory and market times. As a result, the market moved at a record pace with an elevated market share of bidding wars, benefiting from mortgage rates near historic lows, the federal SALT tax, and the larger adoption of remote work as a residual of the pandemic.

