

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	%Δ (QTR)	Q1-2021	%Δ (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	%Δ (QTR)	Q1-2021	%Δ (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	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$2,592,612	50.6%	\$1,721,782	122.6%	\$1,164,924
Average Price Per Sq Ft	\$715	31.0%	\$546	55.1%	\$461
Median Sales Price	\$2,146,250	65.7%	\$1,295,000	142.5%	\$885,000
Number of Sales (Closed)	142	46.4%	97	173.1%	52
Days on Market (From Last List Date)	79	-43.6%	140	-32.5%	117
Luxury Single Family Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$5,371,107	3.7%	\$5,178,756	99.3%	\$2,694,740
Average Price Per Sq Ft	\$638	5.8%	\$603	67.0%	\$382
Median Sales Price	\$3,997,500	-5.4%	\$4,223,625	80.5%	\$2,215,000
Number of Sales (Closed)	98	30.7%	75	92.2%	51
Days on Market (From Last List Date)	112	-38.1%	181	-31.7%	164

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.