

DELRAY BEACH, FL

Coastal Family Living at Its Finest



SASHA VALDES

AIROS HOMES AT REAL BROKER, LLC

AT A GLANCE: DELRAY BEACH BY NUMBERS



Population

Home to around **70,000 residents**, offering a close-knit community feel.

Median Home Price

Homes typically range between **\$450,000 and \$850,000+**, making it relatively affordable.

School Rating

A- to A+ rated districts that are steadily improving year over year.

Crime Rate

Crime levels are **lower than 45%** the national average, ensuring a safer environment.

Beach Access

Direct - Atlantic Ocean frontage

Family-Friendly Score

Rated 09/10 for its family-oriented atmosphere and amenities.



WHY EVERYONE LOVES DELRAY BEACH?

► The Perfect Beach Town Balance

Delray Beach delivers a rare blend of small-town coastal charm and modern convenience. With a walkable downtown, excellent schools, and family-friendly beaches, it's a place where lifestyle and livability come together.

01

Award-Winning Downtown

Delray Beach is known for its vibrant, award-winning downtown and clean, well-managed beaches with lifeguards and family facilities.

03

Strong Schools & Family Programs

Families benefit from well-regarded public and private schools, along with robust youth programs and community activities.

02

Walkable, Village- Style Living

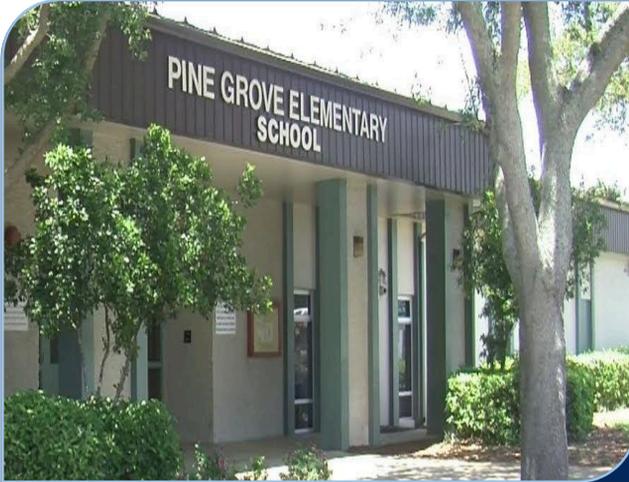
The "Village by the Sea" atmosphere offers walkable streets, dining, shops, and family events—all with big-city amenities nearby.

04

Arts, Culture & Community

A strong arts and cultural scene, festivals, and public events create a lively yet welcoming community with lasting appeal.

SCHOOLS: SOLID EDUCATION WITH GROWING EXCELLENCE



Delray Full Service Elementary

- Rating: A
- Grades: K-5
- Special Programs: Dual language (Spanish), STEM focus
- Highlights: Full-service community school with extended programs

Pine Grove Elementary

- Rating: A
- Grades: K-5
- Special Programs: Gifted program, Arts integration
- Highlights: Strong parent community, established reputation

Carver Community Middle School (K-8)

- Rating: B+
- Grades: K-8
- Special Programs: Community school model, extended day
- Highlights: Serves diverse community, strong support systems

Atlantic Community High School

- Rating: A
- Grades: 9-12
- Students: ~2,200
- Special Programs: IB Program, 20+ AP courses, Medical Academy
- Athletics: Strong sports programs, especially swimming and tennis



WHY DELRAY BEACH SCHOOLS EXCEL?

Smaller school
district feel
within Palm
Beach County

Strong
community
involvement
and support

Diverse
student body
with global
perspective

Excellent
extracurricular
activities

Close
proximity to
higher
education



NEIGHBORHOODS: OPTIONS FOR EVERY BUDGET

01



Seagate - Luxury Beachfront Living

- Price Range: \$800K-\$3M+
- Home Style: Luxury condos and estates, Mediterranean architecture
- Features: Gated community, golf course, marina, beach access
- Best For: Families wanting luxury resort

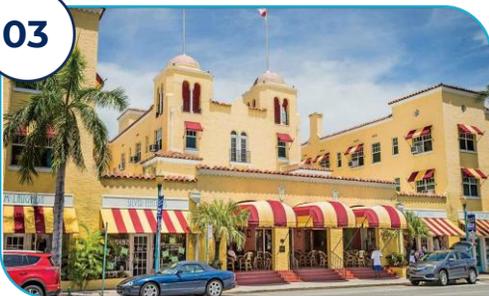
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Tropic Palms - Family Beach Community

- Price Range: \$550K-\$950K
- Home Style: Single-family homes, Mediterranean and coastal styles
- Features: Close to beach, family-friendly streets
- Best For: Families prioritizing beach access and community feel

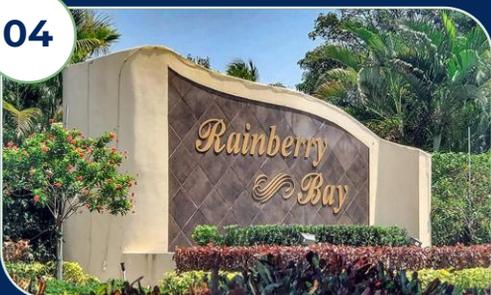
03



Historic Downtown Area - Urban Beach

- Price Range: \$375K - \$650K
- Home Style: Historic homes, condos, lofts
- Features: Walkable to everything, cultural attractions
- Best For: Families wanting walkable lifestyle and culture

04



Rainberry Bay - Active Adult with Families

- Price Range: \$200K - \$450K
- Home Style: Condos and villas, some age-restricted areas
- Features: Golf, tennis, extensive amenities
- Best For: Multi-generational families, active lifestyle

FAMILY ACTIVITIES & RECREATION



Parks & Recreation

Pompey Park

- Community center with programs for all ages
- Swimming pool and aquatic programs
- Youth sports and winter camps
- Cultural events and festivals

Catherine Strong Park

- Large playground and splash pad
- Sports fields and courts
- Walking trails and fitness equipment
- Popular for birthday parties

Delray Beach Tennis Center

- 14 lighted tennis courts
- Youth tennis programs and camps
- Adult leagues and tournaments
- Professional instruction available



Youth Sports Programs

Wellington Soccer Club

- Competitive and recreational programs
- Ages 4-19
- Excellent facilities and coaching
- Strong parent volunteer community

Wellington Baseball/Softball

- Little League and travel teams
- Beautiful facilities with multiple fields
- Strong community support and involvement

Wellington Tennis

- Youth development programs
- Multiple public and private facilities
- Lessons and competitive leagues

BEACH LIFE & FAMILY RECREATION

Beach Activities



Delray Municipal Beach

- Lifeguarded beaches perfect for families
- Beach volleyball courts
- Pavilions and picnic areas
- Clean facilities and showers

Sandoway Discovery Center

- Marine education center right on beach
- Touch tanks and sea turtle exhibits
- Educational programs for children



DOWNTOWN DELRAY: THE HEART OF FAMILY FUN



Family Dining:

- City Oyster & Sushi Bar (upscale family dining)
- Death or Glory (trendy, family sections available)
- Tin Fish (casual seafood, very family-friendly)
- Salt7 (contemporary American, kids welcome)

Family Activities:

- Weekly events and festivals
- Street performers and live music
- Art galleries and boutique shopping
- Ice cream shops and cafes

Annual Events:

- Delray Affair (arts and crafts festival)
- Garlic Fest (family food festival)

The Avenue (outdoor shopping):

- Upscale shopping with family services
- Restaurants and entertainment
- Beautiful outdoor environment

Delray Marketplace:

- Target, Home Depot, major chains
- Family restaurants and services
- Convenient shopping for daily needs

TRANSPORTATION & ACCESSIBILITY

Commuting from Delray Beach

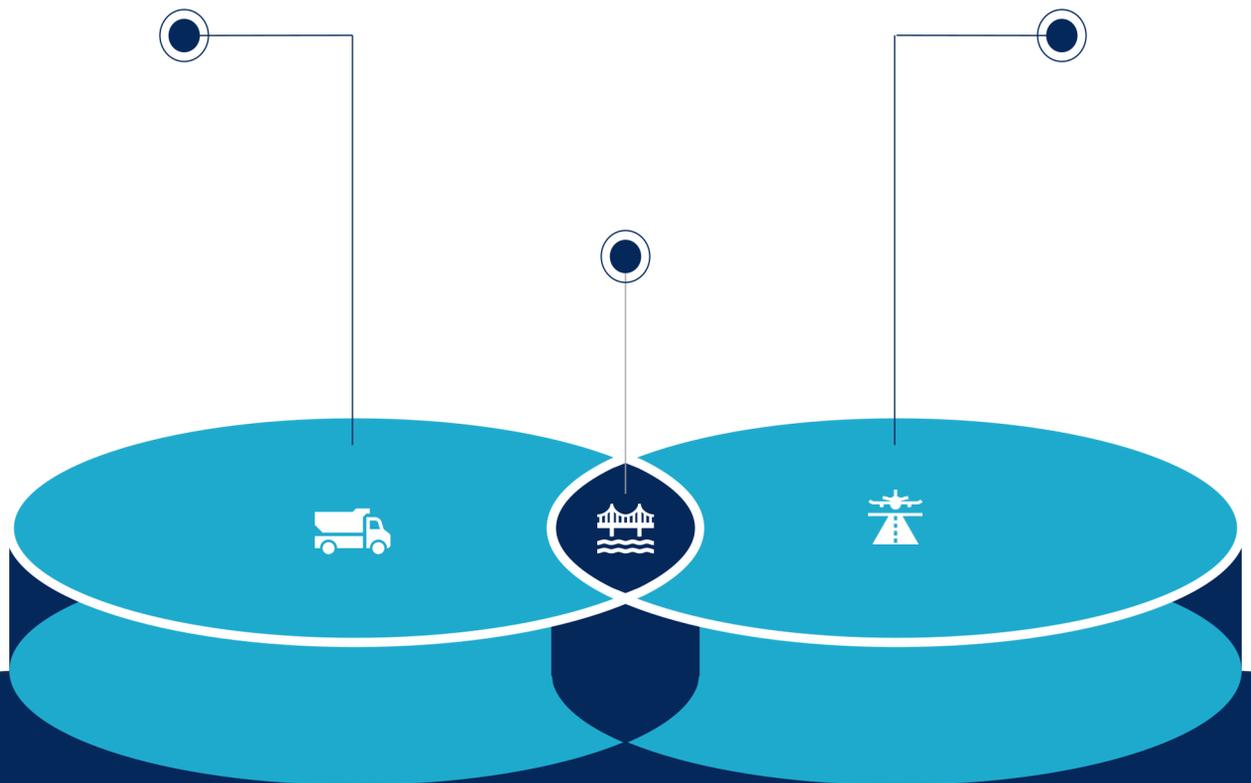
- To Boca Raton: 10–15 minutes
- To Boynton Beach: 10–15 minutes
- To West Palm Beach: 20–30 minutes
- To Fort Lauderdale: 45–60 minutes
- To Miami Airport: 70–85 minutes

Transportation Infrastructure

- I-95: Direct access for north/south travel
- Federal Highway (US-1): Coastal route with local access
- Atlantic Avenue: Main east/west corridor
- Tri-Rail: Delray Beach station for regional travel

Airport Access

- Palm Beach International: 30–40 minutes
- Fort Lauderdale International: 50–60 minutes
- Private Aviation: Delray Beach Airport for private planes



REAL ESTATE MARKET INSIGHTS



- Median Home Price: \$625,000
- Condo Median: \$375,000
- Price Appreciation: 6–9% annually
- Days on Market: 25–35 days
- Market Type: Competitive, especially near beach

Ultra-Luxury (\$700K+):

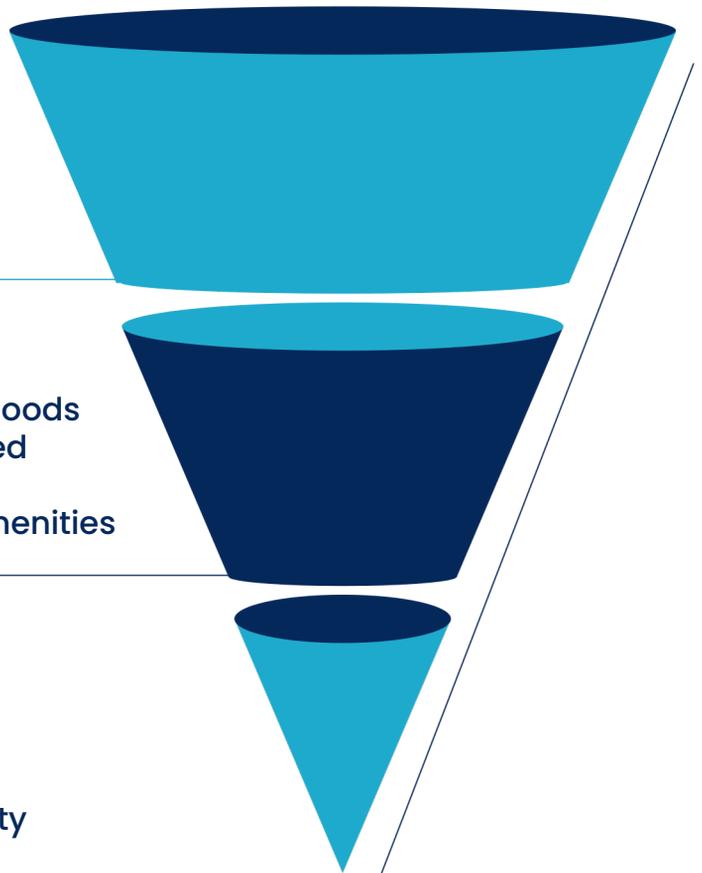
- Luxury condos and single-family homes
- Premium ocean access and views
- Limited inventory

Mid-Market (\$450K-\$700K):

- Most single-family neighborhoods
- Good mix of older and updated homes
- Family-friendly areas with amenities

Entry Level (\$300 - \$450K):

- Condos and townhomes
- Some single-family in transitioning areas
- Good value for beach proximity



COST OF LIVING ANALYSIS

Housing Costs

Category	Details	Estimated Cost
Housing Costs (Example \$625K Home)	Monthly Mortgage (20% down, 7%)	~\$3,950
—	Property Taxes	~\$780
—	Homeowners Insurance (Coastal)	~\$225
—	HOA / Condo Fees (varies widely)	~\$200 - \$600
—	Total Housing	~\$5,155 - \$5,555

Family Living Expenses

Category	Details	Estimated Cost
Family Living Expenses	Summer Camps	~\$150 - \$350 per week
—	Youth Sports	~\$300 - \$1,500 per season/child
—	Private Schools (Optional)	~\$15K - \$30K annually
—	Dining Out (Family of 4)	~\$70 - \$120 per meal
—	Beach Activities	Often free or low-cost

HEALTHCARE & SERVICES



Delray Medical Center

- Full-service hospital
- Emergency services
- Maternity and pediatric care
- Rehabilitation services

Bethesda Hospital East

- Comprehensive medical services
- Emergency services
- Specialized care for families



Delray Beach Area:

- Multiple pediatric practices
- Specialized children's dental care
- Mental health services for children and families
- Urgent care with pediatric focus



MOVING TO DELRAY BEACH: YOUR COMPLETE GUIDE

60 Days
Plan

School & Community Research

- Palm Beach County Schools about enrollment
- Research private school options if desired
- Look into beach safety and swim lessons
- Connect with local parent groups online

30
Days

Pre-Move Preparation

- Schedule home viewings considering flood zones
- Research hurricane preparedness requirements
- Plan move timing around tourist seasons
- Find pediatricians with coastal experience

Moving
Month

Moving Month Essentials

- Complete inspections including flood/wind mitigation
- Set up coastal-appropriate utilities
- Register for beach and recreation programs
- Get familiar with evacuation routes and procedures

First
Month

First Month Integration

- ntations and beach safety programs
- Register for youth sports and beach activities
- Connect with neighborhood and beach communities
- Explore downtown and cultural attractions

PARENT RESOURCES & COMMUNITY

Digital Resources

- City of Delray Beach Website: MyDelrayBeach.com
- Beach conditions and safety information
- Recreation program registration

Social Media Groups:

- "Delray Beach Moms" Facebook Group
- "Delray Beach Families" Facebook Group

Apps to Download:

- MyDelrayBeach (city services and beach conditions)
- NextDoor



Beach Safety Resources

For Parents:

- Lifeguard programs and safety talks
- Swimming lessons at community centers
- Ocean safety classes for children
- Surf and water sports instruction

For Families:

- Hurricane preparation classes
- Emergency contact systems
- Evacuation route information
- Community shelter locations

FREQUENTLY ASKED QUESTIONS ANSWERS



01 Is Delray Beach too touristy for year-round families?

While busy during peak season (winter), Delray maintains a strong year-round community. Summer months have a more local feel.

02 What about hurricane risk?

Yes, coastal location means hurricane risk. However, modern construction, city preparedness, and community support.

03 Is it safe for children?

Very safe with lifeguarded beaches, active police presence, and strong community involvement. Beach safety education is readily available.

04 What about year-round activities for kids?

Excellent variety - beach activities, cultural programs, sports, arts, and the advantage of outdoor activities year-round.

THE VERDICT: IS DELRAY BEACH RIGHT FOR YOUR FAMILY?

Choose Delray Beach if you value:

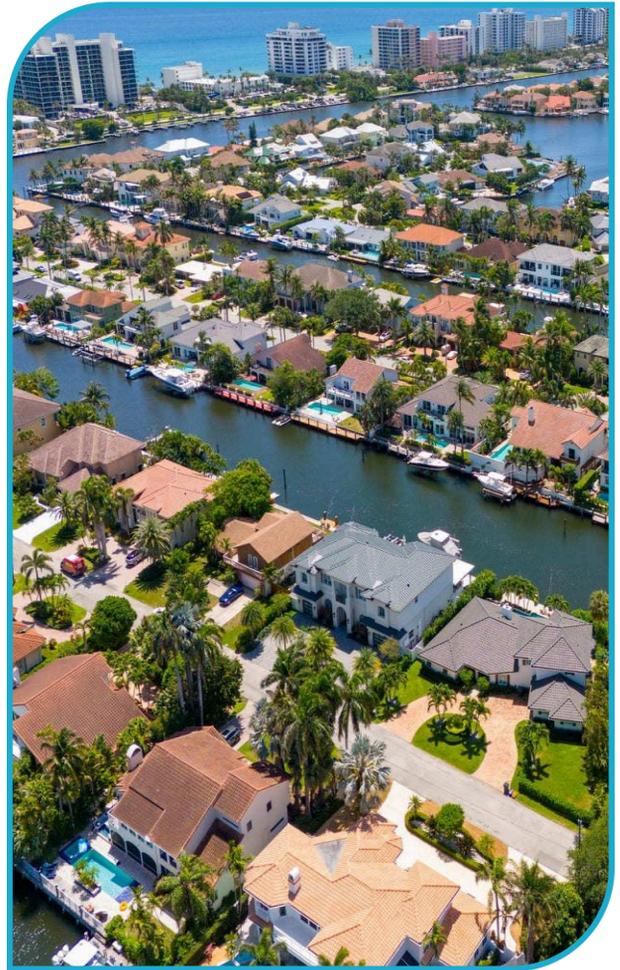
- Beach lifestyle with cultural amenities
- Walkable downtown and community feel
- Diverse, international community
- Year-round outdoor activities
- Strong arts and cultural programs

Consider other options if you:

- Want to avoid tourist seasons completely
- Prefer inland communities
- Need the absolute highest-rated schools
- Want extensive shopping and chain restaurants
- Prefer newer construction exclusively

Delray Beach is perfect for families who:

- Want beach access as part of daily life
- Appreciate arts, culture, and diversity
- Enjoy community events and festivals
- Like wakeable, pedestrian-friendly living



REAL



Sasha Valdes

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THANK YOU!



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