



BOCA RATON &  
DELRAY BEACH  
FLORIDA

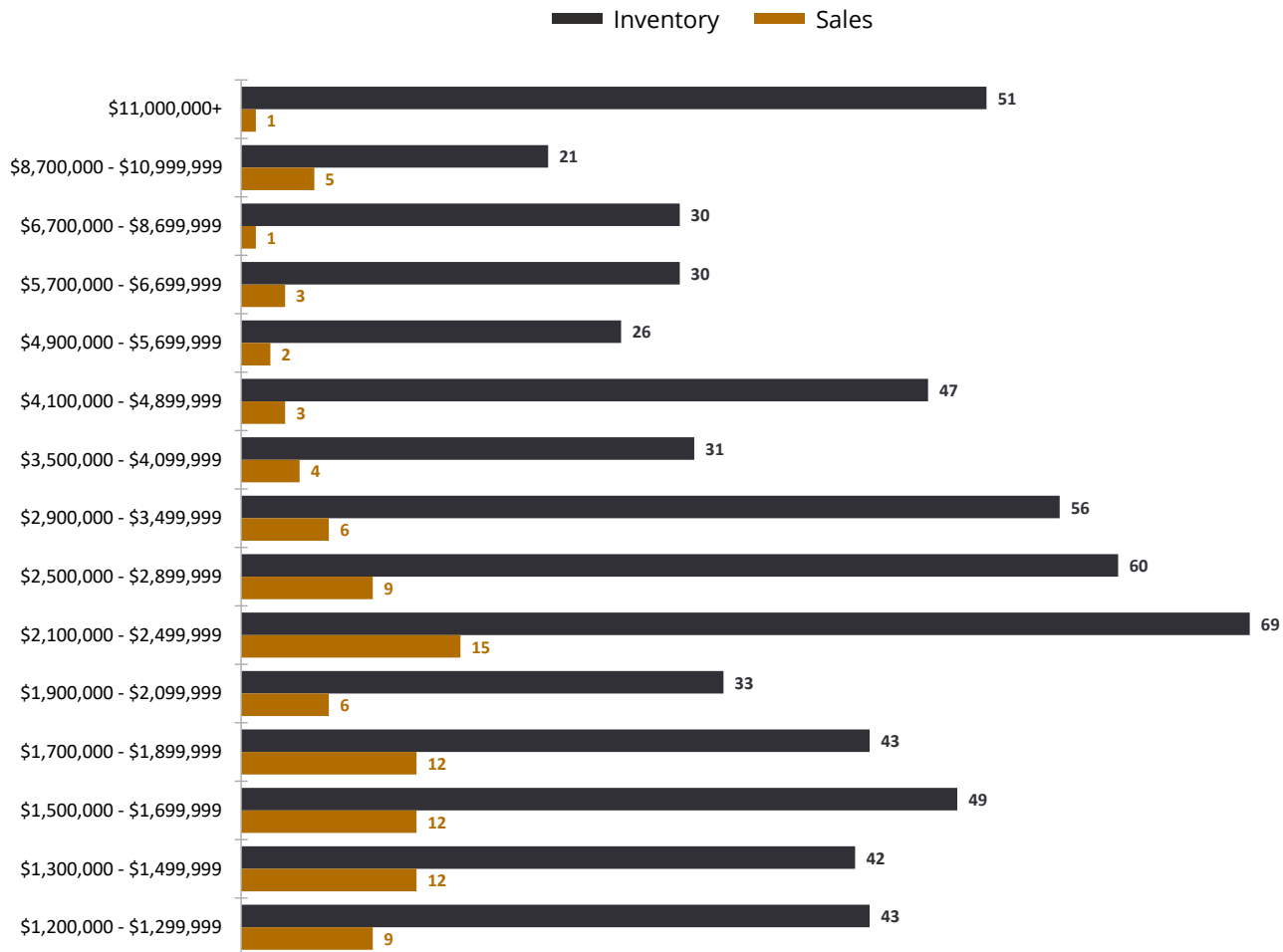
### LUXURY INVENTORY VS. SALES | JUNE 2025

**Total Inventory: 631**

**Total Sales: 100**

**Total Sales Ratio<sup>2</sup>: 16%**

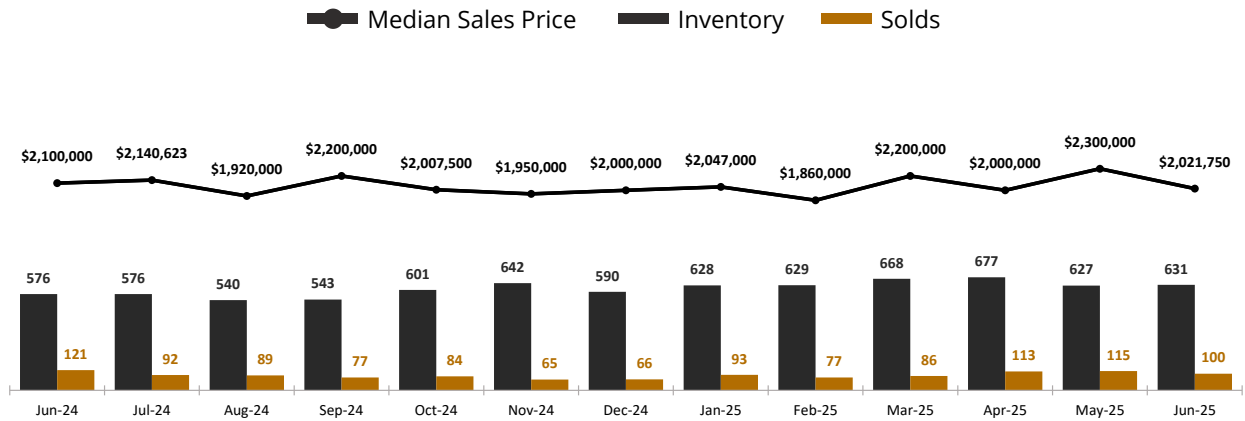
**Balanced Market**



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$1,542,500	4	3	24	144	17%
3,000 - 3,999	\$1,742,500	4	4	30	148	20%
4,000 - 4,999	\$2,222,500	5	6	22	142	15%
5,000 - 5,999	\$3,125,000	5	7	16	88	18%
6,000 - 6,999	\$3,490,000	6	7	1	31	3%
7,000+	\$10,050,000	5	7	6	75	8%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | JUNE

#### TOTAL INVENTORY

Jun. 2024: 576  
Jun. 2025: 631

VARIANCE: **10%**

#### TOTAL SOLDS

Jun. 2024: 121  
Jun. 2025: 100

VARIANCE: **-17%**

#### SALES PRICE

Jun. 2024: \$2.10m  
Jun. 2025: \$2.02m

VARIANCE: **-4%**

#### SALE PRICE PER SQFT.

Jun. 2024: \$559  
Jun. 2025: \$555

VARIANCE: **-1%**

#### SALE TO LIST PRICE RATIO

Jun. 2024: 94.00%  
Jun. 2025: 93.62%

VARIANCE: **0%**

#### DAYS ON MARKET

Jun. 2024: 52  
Jun. 2025: 47

VARIANCE: **-10%**

## BOCA/DELRAY MARKET SUMMARY | JUNE 2025

- The single-family luxury market is a **Balanced Market** with a **16% Sales Ratio**.
- Homes sold for a median of **93.62% of list price** in June 2025.
- The most active price band is **\$1,300,000-\$1,499,999**, where the sales ratio is **29%**.
- The median luxury sales price for single-family homes is **\$2,021,750**.
- The median days on market for June 2025 was **47** days, down from **52** in June 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

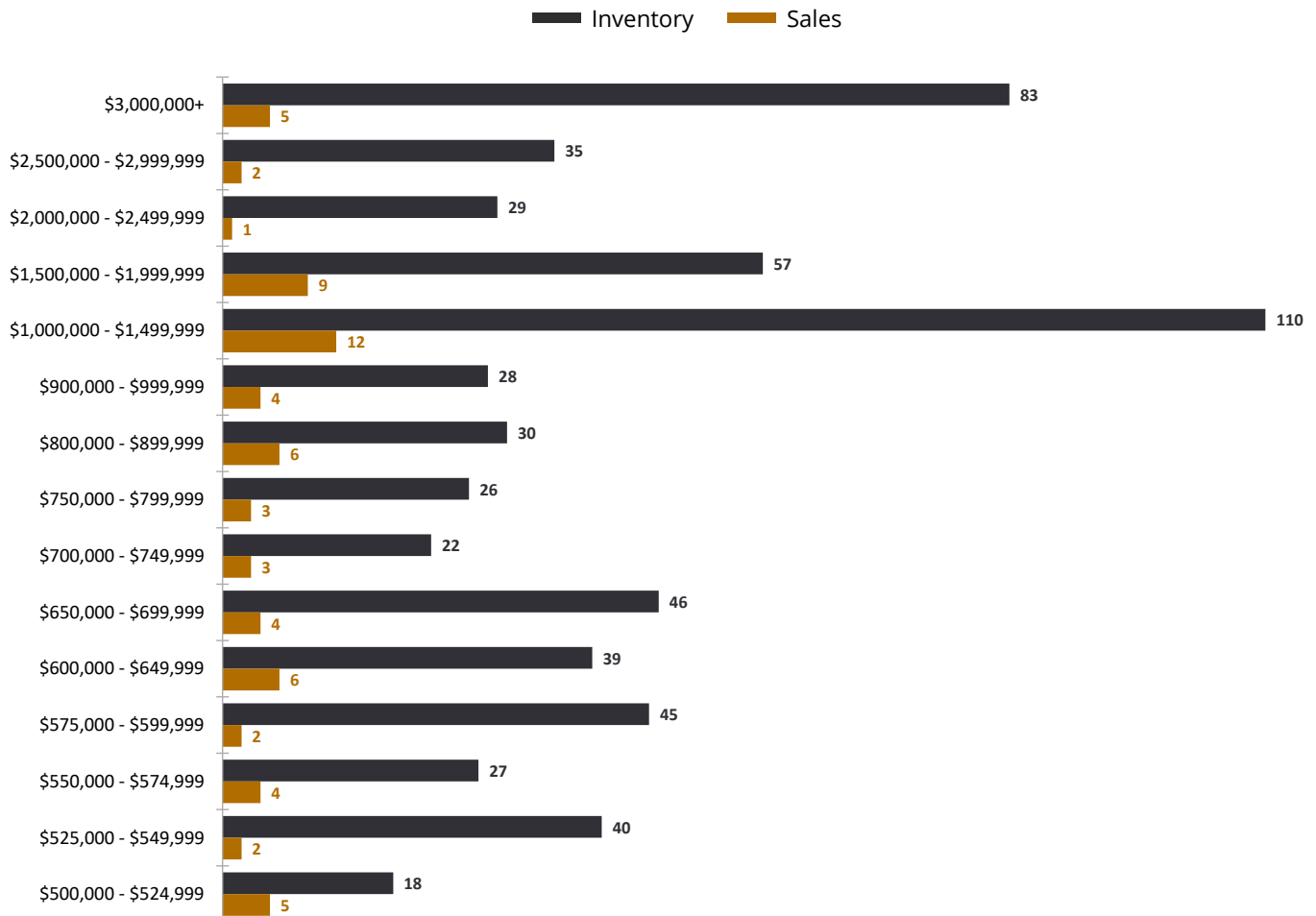
## LUXURY INVENTORY VS. SALES | JUNE 2025

Total Inventory: **635**

Total Sales: **68**

Total Sales Ratio<sup>2</sup>: **11%**

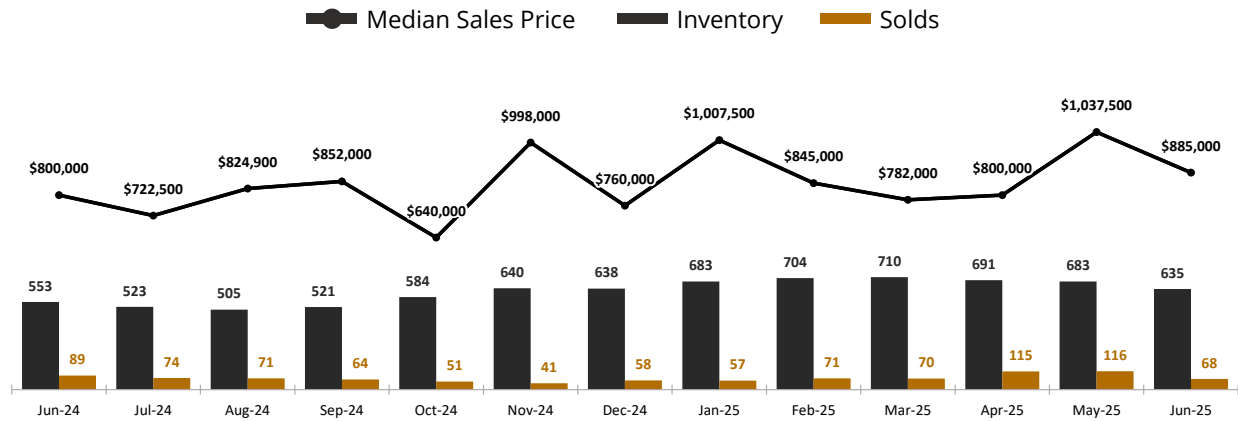
Buyer's Market



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$784,000	2	2	35	374	9%
2,000 - 2,499	\$1,100,000	3	3	16	125	13%
2,500 - 2,999	\$1,387,500	3	3	13	54	24%
3,000 - 3,499	\$2,325,000	3	4	4	36	11%
3,500 - 3,999	NA	NA	NA	0	20	0%
4,000+	NA	NA	NA	0	24	0%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | JUNE

### TOTAL INVENTORY

Jun. 2024: **553**  
Jun. 2025: **635**

VARIANCE: **15%**

### TOTAL SOLDS

Jun. 2024: **89**  
Jun. 2025: **68**

VARIANCE: **-24%**

### SALES PRICE

Jun. 2024: **\$800k**  
Jun. 2025: **\$885k**

VARIANCE: **11%**

### SALE PRICE PER SQFT.

Jun. 2024: **\$422**  
Jun. 2025: **\$485**

VARIANCE: **15%**

### SALE TO LIST PRICE RATIO

Jun. 2024: **95.54%**  
Jun. 2025: **95.29%**

VARIANCE: **0%**

### DAYS ON MARKET

Jun. 2024: **55**  
Jun. 2025: **34**

VARIANCE: **-38%**

## BOCA/DELRAY MARKET SUMMARY | JUNE 2025

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **95.29% of list price** in June 2025.
- The most active price band is **\$500,000-\$524,999**, where the sales ratio is **28%**.
- The median luxury sales price for attached homes is **\$885,000**.
- The median days on market for June 2025 was **34** days, down from **55** in June 2024.

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<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.