

Elliman Report

Q2-2022 Deerfield Beach, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

+ 18.6%
Prices Median Sales Price

- 20.5%
Sales Closed Sales

+ 30.0%
Inventory Total Inventory

- 1.6%
Negotiability Listing Discount

Condo

Dashboard

YEAR-OVER-YEAR

+ 22.9%
Prices Median Sales Price

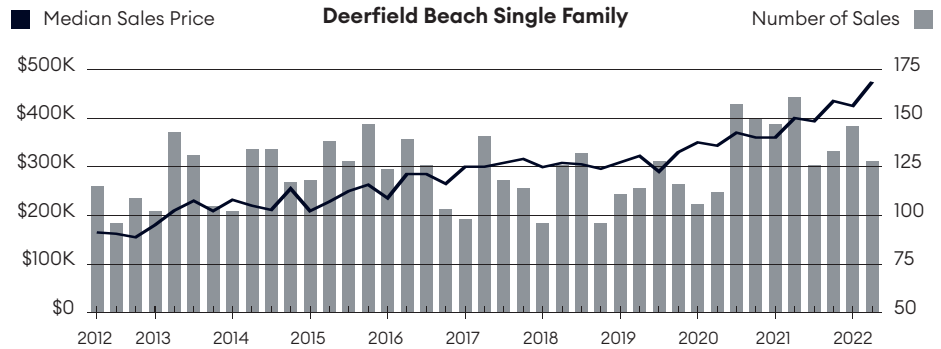
- 6.7%
Sales Closed Sales

+ 7.4%
Inventory Total Inventory

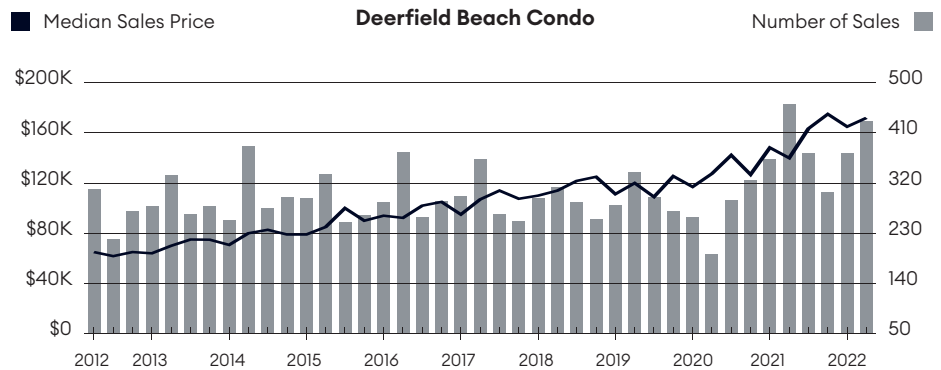
- 2.4%
Negotiability Listing Discount

- Single family average and average price per square foot rose to the highest on record for the second straight month

- Condo market share for bidding wars was more than one in three sales to a new high



Deerfield Beach Single Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$537,709	0.7%	\$533,792	3.1%	\$521,665
Average Price Per Sq Ft	\$324	1.6%	\$319	10.2%	\$294
Median Sales Price	\$474,500	11.6%	\$425,000	18.6%	\$400,000
Number of Sales (Closed)	128	-12.3%	146	-20.5%	161
Days on Market (From Last List Date)	16	-51.5%	33	-38.5%	26
Listing Discount (From Last List Price)	-0.1%		1.2%		1.5%
Listing Inventory	65	160.0%	25	30.0%	50
Months of Supply	1.5	200.0%	0.5	66.7%	0.9
Average Square Feet	1,652	-2.0%	1,686	-9.4%	1,823



Deerfield Beach Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$237,832	9.9%	\$216,423	31.9%	\$180,283
Average Price Per Sq Ft	\$236	10.3%	\$214	34.9%	\$175
Median Sales Price	\$172,000	4.2%	\$165,000	22.9%	\$140,000
Number of Sales (Closed)	431	15.2%	374	-6.7%	462
Days on Market (From Last List Date)	29	-9.4%	32	-56.1%	66
Listing Discount (From Last List Price)	0.3%		1.5%		2.7%
Listing Inventory	145	28.3%	113	7.4%	135
Months of Supply	1.0	11.1%	0.9	11.1%	0.9
Average Square Feet	1,010	-0.1%	1,011	-2.4%	1,035

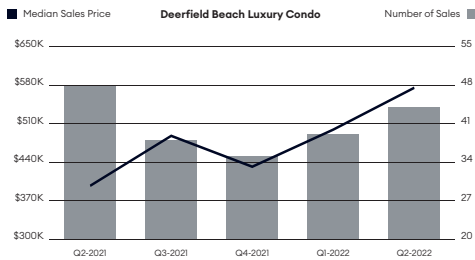
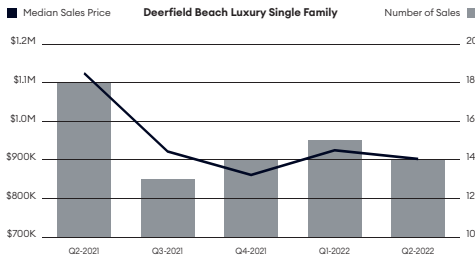


Price trend indicators and bidding war market share reached new records as the number of sales declined. Single family median sales price rose 18.6% annually to \$474,500, the second-highest on record and 47.3% higher than pre-pandemic levels. Single family sales fell by 20.5% from the prior-year quarter to 128 as listing

inventory rose 30% to 65. With the decline in sales and listing inventory, months of supply, the number of months to sell all single family listing inventory at the current sales rate, was 1.5 months, a brisk market pace but slower than the same period a year ago. The market share of bidding wars surged to a record

47.7%. Condo's median sales price rose 22.9% annually to \$172,000 and was 43.3% above pre-pandemic levels. Condo sales slipped 6.7% from the prior-year quarter to 431 as condo listing inventory rose 7.4% to 145. The market share of condo bidding wars rose to 33.9% for the second straight record.

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,125,429	-21.7%	\$1,437,667	-31.2%	\$1,635,833
Average Price per Sq Ft	\$503	-10.2%	\$560	-9.4%	\$555
Median Sales Price	\$902,500	-2.4%	\$925,000	-19.8%	\$1,125,000
Number of Sales (Closed)	14	-6.7%	15	-22.2%	18
Days on Market (From Last List Date)	10	-77.8%	45	-71.4%	35
Listing Discount (From Last List Price)	-0.4%		4.0%		3.3%
Listing Inventory	23	475.0%	4	360.0%	5
Months of Supply	4.9	512.5%	0.8	512.5%	0.8
Entry Price Threshold	\$790,000	0.1%	\$789,000	17.0%	\$675,000
Average Square Feet	2,239	-11.9%	2,541	-24.1%	2,949

Luxury Condo Matrix (Top 10% of Sales)	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$675,715	24.5%	\$542,879	51.8%	\$445,189
Average Price per Sq Ft	\$396	13.8%	\$348	43.5%	\$276
Median Sales Price	\$575,000	15.2%	\$499,000	44.8%	\$397,000
Number of Sales (Closed)	44	12.8%	39	-8.3%	48
Days on Market (From Last List Date)	22	-54.2%	48	-63.3%	60
Listing Discount (From Last List Price)	0.5%		1.9%		1.8%
Listing Inventory	49	96.0%	25	69.0%	29
Months of Supply	3.3	73.7%	1.9	83.3%	1.8
Entry Price Threshold	\$450,000	13.9%	\$395,000	34.3%	\$335,000
Average Square Feet	1,703	10.4%	1,542	5.8%	1,609

By Sales Share

Deerfield Beach

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	36.1%	26.8%
Single Family Mortgage	63.9%	73.2%
Condo Cash	65.3%	60.8%
Condo Mortgage	34.7%	39.2%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	54.7%	73.3%
Single Family \$500K - \$1.5M	43.8%	21.7%
Single Family Over \$1.5M	1.6%	5.0%
Condo Under \$500K	92.1%	97.6%
Condo \$500K - \$1.5M	7.7%	2.4%
Condo Over \$1.5M	0.2%	0.0%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	64.3%	11.1%
Single Family At	14.3%	22.2%
Single Family Under	21.4%	66.7%
Condo Over	25.0%	14.6%
Condo At	18.2%	8.3%
Condo Under	56.8%	77.1%

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

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