

Elliman Report

Q3-2022 Deerfield Beach, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

+ 25.8%
Prices Median Sales Price

- 21.4%
Sales Closed Sales

+ 92.5%
Inventory Total Inventory

+ 0.5%
Negotiability Listing Discount

Condo

Dashboard

YEAR-OVER-YEAR

+ 22.3%
Prices Median Sales Price

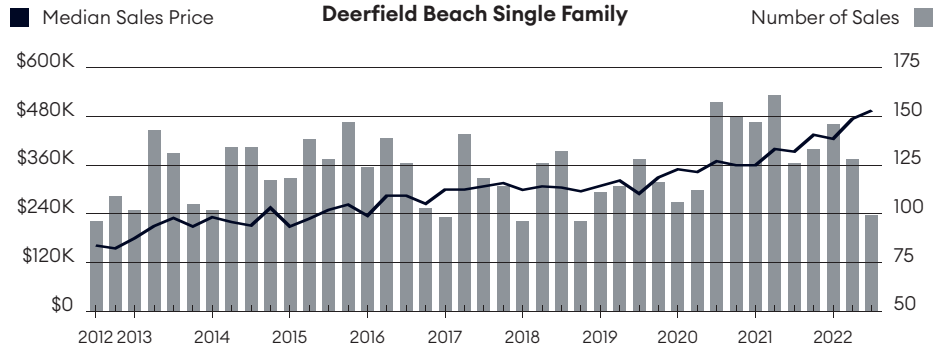
- 24.9%
Sales Closed Sales

+ 53.8%
Inventory Total Inventory

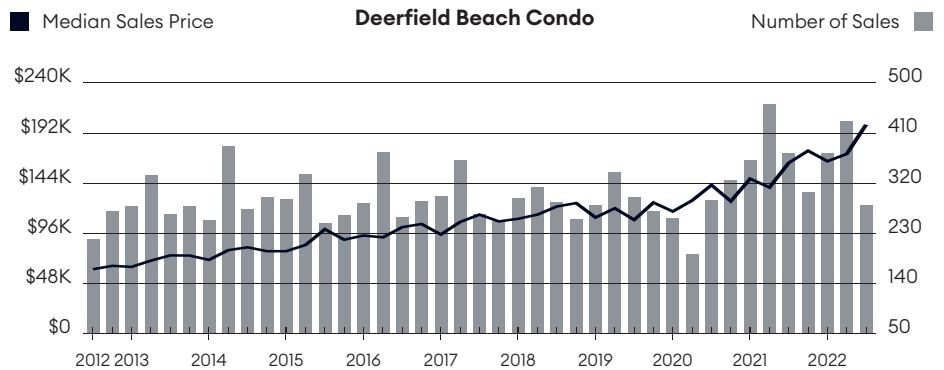
- 1.0%
Negotiability Listing Discount

- Single family price trend indicators rose to new highs as sales declined

- Condo price trend indicators rose to new highs as sales declined



Deerfield Beach Single Family Matrix	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$602,211	12.0%	\$537,709	27.9%	\$471,006
Average Price Per Sq Ft	\$355	9.6%	\$324	19.9%	\$296
Median Sales Price	\$495,000	4.3%	\$474,500	25.8%	\$393,450
Number of Sales (Closed)	99	-22.7%	128	-21.4%	126
Days on Market (From Last List Date)	26	62.5%	16	-7.1%	28
Listing Discount (From Last List Price)	3.2%		-0.1%		2.7%
Listing Inventory	77	18.5%	65	92.5%	40
Months of Supply	2.3	53.3%	1.5	130.0%	1.0
Average Square Feet	1,749	5.9%	1,652	7.5%	1,627



Deerfield Beach Condo Matrix	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$264,747	11.3%	\$237,832	22.0%	\$217,061
Average Price Per Sq Ft	\$251	6.4%	\$236	23.0%	\$204
Median Sales Price	\$200,000	16.3%	\$172,000	22.3%	\$163,500
Number of Sales (Closed)	281	-34.8%	431	-24.9%	374
Days on Market (From Last List Date)	27	-6.9%	29	-30.8%	39
Listing Discount (From Last List Price)	1.4%		0.3%		2.4%
Listing Inventory	200	37.9%	145	53.8%	130
Months of Supply	2.1	110.0%	1.0	110.0%	1.0
Average Square Feet	1,023	1.3%	1,010	-2.1%	1,045

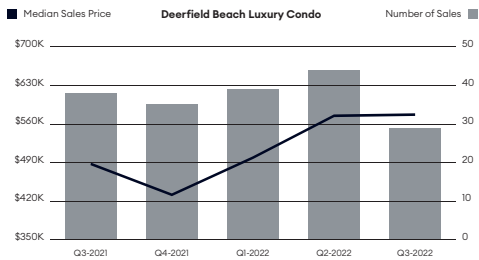
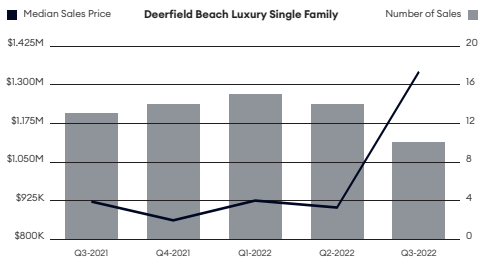


Price trends reached new highs as sales declined and listing inventory expanded. Single family median sales price surged 25.8% yearly, the twelfth consecutive annual increase, to \$495,000, the highest price reached, the third record set in four quarters. With the spike in mortgage rates over the past six months, single family sales fell by 21.4% to 99 from the previous

year's quarter, causing listing inventory to expand. There were 77 single family listings at the end of the quarter, nearly double the year-ago level. The condo market showed similar results, with the median sales price rising 22.3% annually to \$200,000, the highest on record. With condo sales falling 24.9% and listing inventory increasing 53.8% year over

year, the condo market's pace was slower than last year. The luxury condo market, representing the top ten percent of all sales, began at \$485,000 and set a median sales price record of \$577,100, 87.7% above pre-pandemic levels.

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$1,688,000	50.0%	\$1,125,429	40.8%	\$1,199,145
Average Price per Sq Ft	\$567	12.7%	\$503	7.8%	\$526
Median Sales Price	\$1,342,500	48.8%	\$902,500	45.6%	\$921,850
Number of Sales (Closed)	10	-28.6%	14	-23.1%	13
Days on Market (From Last List Date)	49	390.0%	10	36.1%	36
Listing Discount (From Last List Price)	7.1%		-0.4%		8.0%
Listing Inventory	24	4.3%	23	380.0%	5
Months of Supply	7.2	46.9%	4.9	500.0%	1.2
Entry Price Threshold	\$910,000	15.2%	\$790,000	36.8%	\$665,000
Average Square Feet	2,979	33.1%	2,239	30.7%	2,280

Luxury Condo Matrix (Top 10% of Sales)	Q3-2022	%Δ (QTR)	Q2-2022	%Δ (YR)	Q3-2021
Average Sales Price	\$722,988	7.0%	\$675,715	17.1%	\$617,408
Average Price per Sq Ft	\$407	2.8%	\$396	19.0%	\$342
Median Sales Price	\$577,100	0.4%	\$575,000	18.3%	\$487,676
Number of Sales (Closed)	29	-34.1%	44	-23.7%	38
Days on Market (From Last List Date)	33	50.0%	22	-25.0%	44
Listing Discount (From Last List Price)	2.2%		0.5%		2.7%
Listing Inventory	34	-30.6%	49	30.8%	26
Months of Supply	3.5	6.1%	3.3	66.7%	2.1
Entry Price Threshold	\$485,000	7.8%	\$450,000	31.1%	\$370,000
Average Square Feet	1,788	5.0%	1,703	-0.8%	1,802

By Sales Share

Deerfield Beach

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	29.9%	24.2%
Single Family Mortgage	70.1%	75.8%
Condo Cash	63.5%	59.0%
Condo Mortgage	36.5%	41.0%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	51.5%	72.2%
Single Family \$500K - \$1.5M	44.4%	26.2%
Single Family Over \$1.5M	4.0%	1.6%
Condo Under \$500K	91.1%	95.2%
Condo \$500K - \$1.5M	8.2%	4.5%
Condo Over \$1.5M	0.7%	0.3%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	0.0%	23.1%
Single Family At	10.0%	7.7%
Single Family Under	90.0%	69.2%
Condo Over	17.2%	10.5%
Condo At	20.7%	18.4%
Condo Under	58.6%	71.1%

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

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