

Elliman Report

Q4-2023 Deerfield Beach, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

+ 11.8%
Prices Median Sales Price

+ 18.5%
Sales Closed Sales

+ 1.1%
Inventory Total Inventory

+ 1.4%
Negotiability Listing Discount

Condo

Dashboard

YEAR-OVER-YEAR

+ 12.5%
Prices Median Sales Price

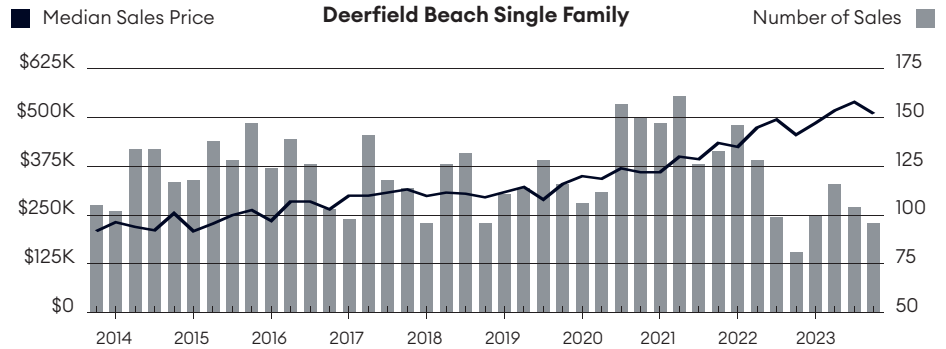
- 15.3%
Sales Closed Sales

+ 34.7%
Inventory Total Inventory

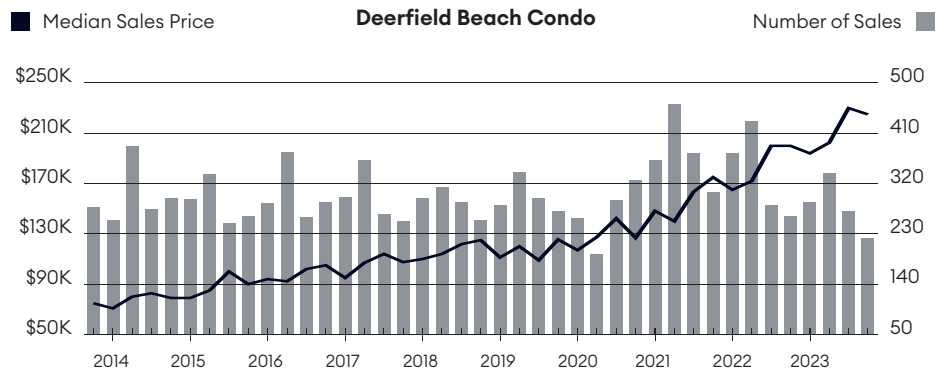
+ 2.4%
Negotiability Listing Discount

- Single family median sales price set a new record for the third straight quarter

- Condo price trend indicators rose annually to new records collectively for the second consecutive quarter



Deerfield Beach Single Family Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$676,706	8.9%	\$621,425	23.0%	\$550,092
Average Price Per Sq Ft	\$388	7.8%	\$360	18.3%	\$328
Median Sales Price	\$510,000	-5.6%	\$540,050	11.8%	\$456,000
Number of Sales (Closed)	96	-7.7%	104	18.5%	81
Days on Market (From Last List Date)	35	0.0%	35	-5.4%	37
Listing Discount (From Last List Price)	5.5%		3.3%		4.1%
Listing Inventory	91	23.0%	74	1.1%	90
Months of Supply	2.8	33.3%	2.1	-15.2%	3.3
Average Square Feet	1,759	0.6%	1,748	1.3%	1,737



Deerfield Beach Condo Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$279,018	1.4%	\$275,206	15.5%	\$241,561
Average Price Per Sq Ft	\$270	2.7%	\$263	13.0%	\$239
Median Sales Price	\$225,000	-2.2%	\$230,000	12.5%	\$200,000
Number of Sales (Closed)	222	-18.1%	271	-15.3%	262
Days on Market (From Last List Date)	49	-2.0%	50	19.5%	41
Listing Discount (From Last List Price)	5.3%		3.4%		2.9%
Listing Inventory	361	56.3%	231	34.7%	268
Months of Supply	4.9	88.5%	2.6	58.1%	3.1
Average Square Feet	1,029	0.2%	1,027	0.7%	1,022

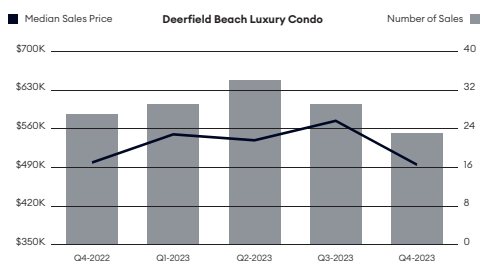
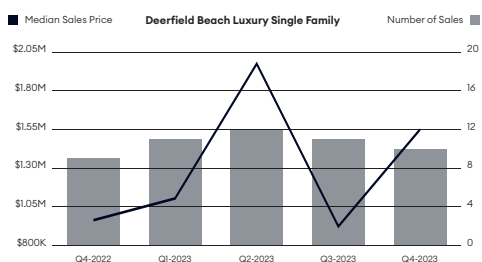


All single family price trend indicators rose year over year, as median sales price reached a new record for the third consecutive quarter. Median sales price increased 11.8% from the year-ago quarter to \$510,000, the highest on record, more than double the pre-pandemic level. Single family sales jumped 18.5% over the same period to 96 as listing inventory rose 1.1% to 91. With sales

rising faster than listing inventory, the pace of the market – months of supply – was 2.8, 15.2% faster than last year. Like single families, all condo price trend indicators increased annually. Condo median sales price rose by 12.5% to \$225,000, reaching the highest on record for the third straight quarter. Condo listing inventory has been expanding for seven

consecutive quarters, up 34.7% annually to 361. The condo luxury market, representing the top ten percent of all condo sales, started at \$425,000 as the median sales price slipped 0.8% to \$495,000 year over year. The condo luxury listing inventory fell annually by 14.5% to 47.

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$1,944,000	20.7%	\$1,610,364	51.0%	\$1,287,411
Average Price per Sq Ft	\$780	31.1%	\$595	47.7%	\$528
Median Sales Price	\$1,550,000	67.9%	\$923,000	60.9%	\$963,196
Number of Sales (Closed)	10	-9.1%	11	11.1%	9
Days on Market (From Last List Date)	86	62.3%	53	115.0%	40
Listing Discount (From Last List Price)	10.4%		5.1%		7.1%
Listing Inventory	17	-41.4%	29	-26.1%	23
Months of Supply	5.1	-35.4%	7.9	-33.8%	7.7
Entry Price Threshold	\$1,115,000	43.9%	\$775,000	34.3%	\$830,000
Average Square Feet	2,494	-7.8%	2,706	2.3%	2,437

Luxury Condo Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$717,923	14.7%	\$625,707	27.0%	\$565,462
Average Price per Sq Ft	\$444	13.6%	\$391	26.9%	\$350
Median Sales Price	\$495,000	-13.8%	\$574,500	-0.8%	\$499,000
Number of Sales (Closed)	23	-20.7%	29	-14.8%	27
Days on Market (From Last List Date)	54	12.5%	48	-6.9%	58
Listing Discount (From Last List Price)	9.3%		4.0%		4.7%
Listing Inventory	47	51.6%	31	-14.5%	55
Months of Supply	6.1	90.6%	3.2	0.0%	6.1
Entry Price Threshold	\$425,000	-9.6%	\$470,000	6.3%	\$400,000
Average Square Feet	1,618	1.1%	1,600	0.1%	1,617

By Sales Share

Deerfield Beach

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	31.0%	28.8%
Single Family Mortgage	69.0%	71.2%
Condo Cash	59.9%	62.5%
Condo Mortgage	40.1%	37.5%

Price	Current Quarter	Prior Year Quarter	Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Under \$500K	46.9%	58.0%	Single Family Over	0.0%	0.0%
Single Family \$500K - \$1.5M	47.9%	38.3%	Single Family At	0.0%	11.1%
Single Family Over \$1.5M	5.2%	3.7%	Single Family Under	100.0%	88.9%
Condo Under \$500K	95.0%	95.4%	Condo Over	13.0%	0.0%
Condo \$500K - \$1.5M	4.5%	4.2%	Condo At	4.3%	14.8%
Condo Over \$1.5M	0.5%	0.4%	Condo Under	82.6%	85.2%

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

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