# Elliman Report Q4-2024 Boca Raton, FL Sales

## Single Family

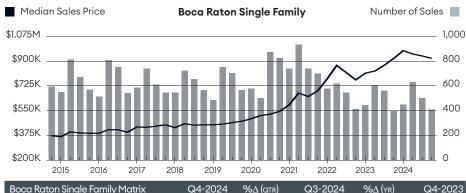
Dashboard year-over-year

- = 0.0% Prices Median Sales Price
- + 2.8% Sales Closed Sales
- + 6.1% Inventory Total Inventory
- + 20 days Marketing Time Days On Market

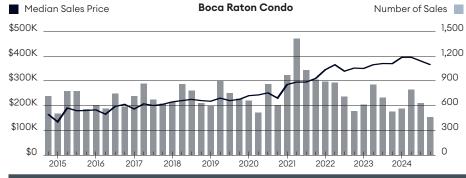
## Condo

Dashboard year-over-year

- 1.2% Prices Median Sales Price
- 12.4% Sales Closed Sales
- + 34.6% Inventory Total Inventory
- + 24 days Marketing Time Days On Market
- Single family median sales price showed year over year stability as sales increased
- Condo median sales price slipped annually for the first time in five years



Boca Raton Single Family Matrix	Q4-2024	$\Delta$ (QTR)	Q3-2024	%∆ (YR)	Q4-2023
Average Sales Price	\$1,639,429	-3.9%	\$1,706,050	16.1%	\$1,412,130
Average Price Per Sq Ft	\$440	-24.9%	\$586	10.3%	\$399
Median Sales Price	\$919,900	-1.8%	\$937,000	0.0%	\$920,000
Number of Sales (Closed)	409	-18.2%	500	2.8%	398
Days on Market (From Last List Date)	65	20.4%	54	44.4%	45
Listing Discount (From Last List Price)	7.2%		7.9%		6.6%
Listing Inventory	749	2.6%	730	6.1%	706
Months of Supply	5.5	25.0%	4.4	3.8%	5.3
Average Square Feet	3,723	27.1%	2,930	5.1%	3,543



Boca Raton Condo Matrix	Q4-2024	$\Delta$ (QTR)	Q3-2024	$\Delta$ (yr)	Q4-2023
Average Sales Price	\$570,678	1.7%	\$561,219	3.3%	\$552,224
Average Price Per Sq Ft	\$360	-5.0%	\$379	1.1%	\$356
Median Sales Price	\$365,000	-3.9%	\$380,000	-1.2%	\$369,500
Number of Sales (Closed)	461	-26.8%	630	-12.4%	526
Days on Market (From Last List Date)	75	11.9%	67	47.1%	51
Listing Discount (From Last List Price)	6.0%		6.2%		5.5%
Listing Inventory	1,444	6.3%	1,359	34.6%	1,073
Months of Supply	9.4	44.6%	6.5	54.1%	6.1
Average Square Feet	1,585	7.0%	1,481	2.2%	1,551

The median sales price of single family homes remained virtually unchanged year over year at \$919,900. Sales of single family homes increased by 2.8% to 409, marking the third rise in four quarters, while listing inventory grew by 6.1% to 749 for the fifth consecutive time, still 30.1% below the same period five years ago. With listing inventory increasing



faster than sales, the pace of the single family market continued to decelerate. Consequently, months of supply, the time it would take to sell all listing inventory at the current sales rate, was 5.5 months, which is 3.8% slower than the same period last year. The median sales price for

#### Luxury

- Single family price trend indicators continued to surge as average sales size expanded
- Single family listing inventory fell annually for the fourth time
- Condo price trend indicators showed mixed year over year results
- Condo listing inventory declined annually for the first time in ten quarters

Sales Share	Volume Share
20.5%	54.9%
24.0%	21.4%
55.5%	23.7%
Sales Share	Volume Share
4.1%	26.2%
7.2%	16.1%
88.7%	57.7%
	20.5% 24.0% 55.5% Sales Share 4.1% 7.2%

This sub-category is the analysis of the top ten percent of all sales. The data is also contained within the other markets presented.

### **Highland Beach**

#### **Single Family**

- Single family price trend indicators and average sales size fell sharply year over year
- Single family listing inventory declined annually for the third time in four quarters

#### Condo

- Condo price trend indicators posted significant annual increases as sales fell
- Condo listing inventory rose year over year for the ninth time

This sub-category is the analysis of Highland Beach sales. The data is also contained within the other markets presented.

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

condos dipped by 1.2% annually to \$365,000, while listing inventory surged by 34.6% to 1,444 during the same period. The luxury condo market, consisting of the top ten percent of all condo sales starting at \$1,095,000 this quarter, experienced a 13.1% decrease in listing inventory year over year to 213, marking the first decline in ten quarters. The median sales price of luxury condo sales was \$1,500,000, falling 1% year over year but rising 66.7% over the past five years.

Median Sales Price	Boca Ra	ton Luxury	y		nber of Sales
\$6.5M					150
• • • •			1		
\$5.3M				/	120
\$4.1M					90
\$2.9M		h			60
\$500K	$\sim$	$\sim$	1111		
2015 2016 2017	2018 2019	2020	2021 2022	2023	2024
Luxury Single Family Matrix (Top 10% of Sales)	Q4-2024	%∆ (qtr)	Q3-2024	%∆ (yr)	Q4-2023
Average Sales Price	\$6,388,771	-5.3%	\$6,744,250	31.3%	\$4,867,250
Average Price Per Sq Ft	\$766	-30.2%	\$1,098	8.3%	\$707
Median Sales Price	\$4,850,000	-15.1%	\$5,714,649	15.5%	\$4,200,000
Number of Sales (Closed)	41	-19.6%	51	2.5%	40
Days on Market (From Last List Date)	172	17.0%	147	135.6%	73
Listing Discount (From Last List Price)	8.7%		10.2%		6.3%
Listing Inventory	173	0.0%	173	-31.6%	253
Months of Supply	12.7	24.5%	10.2	-33.2%	19.0
Entry Price Threshold	\$3,450,000	2.2%	\$3,375,000	32.7%	\$2,600,000
Average Square Feet	8,338	35.8%	6,142	21.1%	6,886
Luxury Condo Matrix (Top 10% of Sales)		%∆ (QTR)	Q3-2024	%∆ (YR)	Q4-2023
Average Sales Price	\$2,256,729	11.7%	\$2,020,561	9.4%	\$2,062,989
Average Price Per Sq Ft Median Sales Price	\$830	-1.0% -9.1%	\$838	4.4%	\$795
Number of Sales (Closed)	\$1,500,000 47	-9.1%	\$1,650,000	-1.0% -11.3%	\$1,515,000
Days on Market (From Last List Date)	47	-20.070	04	-11.570	
	78	_7 1%	84	11 80/2	55
	78	-7.1%	84	41.8%	7 7%
Listing Discount (From Last List Price)	6.7%		7.6%		7.7%
Listing Discount (From Last List Price) Listing Inventory	6.7% 213	-4.5%	7.6% 223	-13.1%	7.7% 245
Listing Discount (From Last List Price) Listing Inventory Months of Supply	6.7% 213 13.6	-4.5% 29.5%	7.6% 223 10.5	-13.1% -2.2%	7.7% 245 13.9
Listing Discount (From Last List Price) Listing Inventory	6.7% 213	-4.5%	7.6% 223	-13.1%	7.7% 245
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet	6.7% 213 13.6 \$1,095,000 2,719	-4.5% 29.5% -0.4% 12.8%	7.6% 223 10.5 \$1,099,000 2,411	-13.1% -2.2% 16.3% 5.6%	7.7% 245 13.9 \$941,705 2,574
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix	6.7% 213 13.6 \$1,095,000 2,719	-4.5% 29.5% -0.4% 12.8% %Д (дтк)	7.6% 223 10.5 \$1,099,000 2,411 Q3-2024	-13.1% -2.2% 16.3% 5.6% %Δ (γr)	7.7% 245 13.9 \$941,705 2,574 Q4-2023
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price	6.7% 213 13.6 \$1,095,000 2,719 CQ4-2024 \$4,300,000	-4.5% 29.5% -0.4% 12.8% %∆ (атк) -0.2%	7.6% 223 10.5 \$1,099,000 2,411 Q3-2024 \$4,308,333	-13.1% -2.2% 16.3% 5.6% %Δ (yr) -75.1%	7.7% 245 13.9 \$941,705 2,574 Q4-2023 \$17,300,000
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft	6.7% 213 13.6 \$1,095,000 2,719 • Q4-2024 \$4,300,000 \$1,253	-4.5% 29.5% -0.4% 12.8% %∆ (QTR) -0.2% 36.5%	7.6% 223 10.5 \$1,099,000 2,411 Q3-2024 \$4,308,333 \$918	-13.1% -2.2% 16.3% 5.6% %Δ (yr) -75.1% -35.1%	7.7% 245 13.9 \$941,705 2,574 Q4-2023 \$17,300,000 \$1,932
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price	6.7% 213 3.6 \$1,095,000 2,719 <b>Q4-2024</b> \$4,300,000 \$1,253 \$4,300,000	-4.5% 29.5% -0.4% 12.8% %∆ (QTR) -0.2% 36.5% 1.2%	7.6% 223 10.5 \$1,099,000 2,411 Q3-2024 \$4,308,333 \$918 \$4,250,000	-13.1% -2.2% 16.3% 5.6% %∆(yr) -75.1% -35.1% -75.1%	7.7% 245 13.9 \$941,705 2,574 <b>Q4-2023</b> \$17,300,000 \$1,932 \$17,300,000
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed)	6.7% 213 13.6 \$1,095,000 2,719 • Q4-2024 \$4,300,000 \$1,253 \$4,300,000 1	-4.5% 29.5% -0.4% 12.8% %∆ (QTR) -0.2% 36.5% 1.2% -66.7%	7.6% 223 10.5 \$1,099,000 2,411 <b>Q3-2024</b> \$4,308,333 \$918 \$4,250,000 3	-13.1% -2.2% 16.3% 5.6% %A (yr) -75.1% -35.1% -75.1% -50.0%	7.7% 245 13.9 \$941,705 2,574 <b>Q4-2023</b> \$17,300,000 \$1,932 \$17,300,000 2
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date)	6.7% 213 13.6 \$1,095,000 2,719 <b>Q4-2024</b> \$4,300,000 \$1,253 \$4,300,000 1 1 73	-4.5% 29.5% -0.4% 12.8% %∆ (QTR) -0.2% 36.5% 1.2%	7.6% 223 10.5 \$1,099,000 2,411 <b>Q3-2024</b> \$4,308,333 \$918 \$4,250,000 3 31	-13.1% -2.2% 16.3% 5.6% %∆(yr) -75.1% -35.1% -75.1%	7.7% 245 13.9 \$941,705 2,574 <b>Q4-2023</b> \$17,300,000 \$1,932 \$17,300,000 2 84
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price)	6.7% 213 13.6 \$1,095,000 2,719 <b>Q4-2024</b> \$4,300,000 \$1,253 \$4,300,000 1 1 73 11.5%	-4.5% 29.5% -0.4% 12.8% %∆ (दाк) -0.2% 36.5% 1.2% -66.7% 135.5%	7.6% 223 10.5 \$1,099,000 2,411 (Q3-2024 \$4,308,333 \$918 \$4,250,000 3 \$4,250,000 3 3 1 5.6%	-13.1% -2.2% 16.3% 5.6% %Δ (γR) -75.1% -35.1% -75.1% -50.0% -13.1%	7.7% 245 13.9 \$941,705 2,574 (Q4-2023 \$17,300,000 \$1,932 \$17,300,000 2 2 84 6.6%
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price) Highland Beach Condo Matrix	6.7% 213 3.4 \$1,095,000 2,719 4,300,000 \$1,253 \$4,300,000 1 1 3,4,300,000 1 1 3,4,300,000 1 1 3,4,300,000	-4.5% 29.5% -0.4% 12.8% %∆ (атк) -0.2% 36.5% 1.2% -66.7% 135.5%	7.6% 223 10.5 \$1,099,000 2,411 (Q3-2024 \$4,308,333 \$918 \$4,250,000 3 \$4,250,000 3 31 5.6%	-13.1% -2.2% 16.3% 5.6% %Δ (vr) -75.1% -35.1% -75.1% -50.0% -13.1%	7.7% 245 13.9 \$941,705 2,574 (Q4-2023 \$17,300,000 \$17,300,000 2 \$17,300,000 2 84 6.6% Q4-2023
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price) Highland Beach Condo Matrix Average Sales Price	6.7% 213 3.6 \$1,095,000 2,719 4,300,000 \$1,253 \$4,300,000 11.5% 0,4300,000 11.5% 0,4300,000 11.5%	-4.5% 29.5% -0.4% 12.8% %Δ (ατκ) -0.2% 36.5% 1.2% 135.5% 35.5%	7.6% 223 10,5 \$1,099,000 2,411 (Q3-2024 \$4,308,333 \$918 \$4,250,000 3 3 3 3 3 3 1 5.6% Q3-2024 \$1,341,434	-13.1% -2.2% 16.3% 5.6% %Δ (vr) -75.1% -35.1% -35.1% -50.0% -13.1% %Δ (vr) 15.4%	7.7% 245 13.9 \$941,705 2,574 <b>Q4-2023</b> \$17,300,000 \$1,932 \$17,300,000 2 84 6,6% <b>Q4-2023</b> \$992,619
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Date) Listing Discount (From Last List Price) Highland Beach Condo Matrix Average Sales Price Average Price Per Sq Ft	6.7% 213 3.4 \$1,095,000 2,719 <b>4</b> ,300,000 \$1,253 \$4,300,000 11 54,300,000 11 54,300,000 \$1,253 \$4,300,000 \$1,253 \$4,300,000 \$1,253 \$4,300,000 \$1,253 \$4,300,000 \$1,253 \$4,300,000 \$1,253 \$4,300,000 \$1,253 \$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,255\$1,2	-4.5% 29.5% -0.4% 12.8% %Δ (απ) -0.2% 36.5% 1.2% -66.7% 135.5% ' %Δ (απ) -14.6% -11.8%	7.6% 223 10.5 \$1,099,000 2,411 <b>Q3-2024</b> \$4,308,333 \$918 \$4,250,000 33 \$4,250,000 33 \$5,6% Q3-2024 \$1,341,434	-13.1% -2.2% 16.3% 5.6% %Δ (vr) -75.1% -35.1% -75.1% -50.0% -13.1% %Δ (vr) 15.4% 6.3%	7.7% 245 13.9 \$941,705 2,574 <b>Q4-2023</b> \$17,300,000 \$1,932 \$17,300,000 2 \$17,300,000 \$1,932 6 \$4 6,6% <b>Q4-2023</b> \$992,619 \$606
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Date) Listing Discount (From Last List Price) Highland Beach Condo Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price	6.7% 213 3.6 \$1,095,000 2,719 4,300,000 \$1,253 \$4,300,000 11.5% 0,4300,000 11.5% 0,4300,000 11.5%	-4.5% 29.5% -0.4% 12.8% %∆ (QTR) -0.2% 36.5% 1.2% -66.7% 135.5% 35.5% -14.6% -11.8% -22.2%	7.6% 223 10,5 \$1,099,000 2,411 (Q3-2024 \$4,308,333 \$918 \$4,250,000 3 3 3 3 3 3 1 5.6% Q3-2024 \$1,341,434	-13.1% -2.2% 16.3% 5.6% %Δ (γR) -75.1% -35.1% -75.1% -50.0% -13.1% %Δ (γR) 15.4% 6.3% 5.7%	7.7% 245 13.9 \$941,705 2,574 <b>Q4-2023</b> \$17,300,000 \$1,932 \$17,300,000 2 84 6,6% <b>Q4-2023</b> \$992,619
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Date) Listing Discount (From Last List Price) Highland Beach Condo Matrix Average Sales Price Average Price Per Sq Ft	6.7% 213 3.4 3.1,095,000 2,719 4,300,000 \$1,253 \$4,300,000 1 3,1,253 1,125% 4,300,000 1 3,1,253 3,1,145,062 \$1,145,062 \$644 \$840,000	-4.5% 29.5% -0.4% 12.8% %Δ (απ) -0.2% 36.5% 1.2% -66.7% 135.5% ' %Δ (απ) -14.6% -11.8%	7.6% 223 10.5 \$1,099,000 2,411 \$4,308,333 \$918 \$4,250,000 33 \$4,250,000 \$4,250,000 \$4,250,000 \$4,250,000 \$1,341,434	-13.1% -2.2% 16.3% 5.6% %Δ (vr) -75.1% -35.1% -75.1% -50.0% -13.1% %Δ (vr) 15.4% 6.3%	7.7% 245 13.9 \$941,705 2,574 (Q4-2023 \$17,300,000 \$1,932 \$17,300,000 22 84 6.6% Q4-2023 \$992,619 \$606 \$795,000
Listing Discount (From Last List Price) Listing Inventory Months of Supply Entry Price Threshold Average Square Feet Highland Beach Single Family Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed) Days on Market (From Last List Date) Listing Discount (From Last List Price) Highland Beach Condo Matrix Average Sales Price Average Price Per Sq Ft Median Sales Price Number of Sales (Closed)	6.7% 213 13.6 \$1,095,000 2,719 <b>Q4-2024</b> \$4,300,000 \$1,253 \$4,300,000 1 1 \$4,300,000 1 \$1,253 \$4,300,000 \$1,253 \$4,300,000 \$4,2024 \$1,145,062 \$644 \$840,000	-4.5% 29.5% -0.4% 12.8% %Δ (ατκ) -0.2% 36.5% 1.2% -66.7% 135.5% 36.5% -11.8% -11.8% -22.2% -9.4%	7.6% 223 10.5 \$1,099,000 2,411 (Q3-2024 \$4,308,333 \$918 \$4,250,000 33 \$4,250,000 (3.3 \$1,019,500 \$1,079,500 32	-13.1% -2.2% 16.3% 5.6% %Δ (γr) -75.1% -35.1% -75.1% -50.0% -13.1% %Δ (γr) 15.4% 6.3% 5.7% -6.5%	7.7% 245 13.9 \$941,705 2,574 (Q4-2023 \$17,300,000 \$17,300,000 2 \$17,300,000 2 \$17,300,000 \$1,932 \$17,300,000 \$1,932 \$1,93

Douglas Elliman Real Estate 340 Royal Poinciana Way, Suite M302 Palm Beach, FL 33480 561.655.8600 | elliman.com

Miller Samuel Real Estate Appraisers & Consultants 21 West 38th Street, New York, NY 10018 212.768.8100 • millersamuel.com

© 2025 DOUGLAS ELLIMAN REAL ESTATE AND MILLER SAMUEL REAL ESTATE APPRAISERS & CONSULTANTS. ALL WORLDWIDE RIGHTS RESERVED. ALL MATERIAL PRESENTED HEREINIS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE, THIS INFORMATION IS BELIEVED TO BE CORRECT. IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHORDAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN. ANT TOTINEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.