

Elliman Report

Q2-2025

Boca Raton, FL Sales

Single Family Dashboard

YEAR-OVER-YEAR

- **2.0%**
Prices Median Sales Price
- **6.5%**
Sales Closed Sales
- + **13.7%**
Inventory Total Inventory
- **5 days**
Marketing Time Days On Market

Condo Dashboard

YEAR-OVER-YEAR

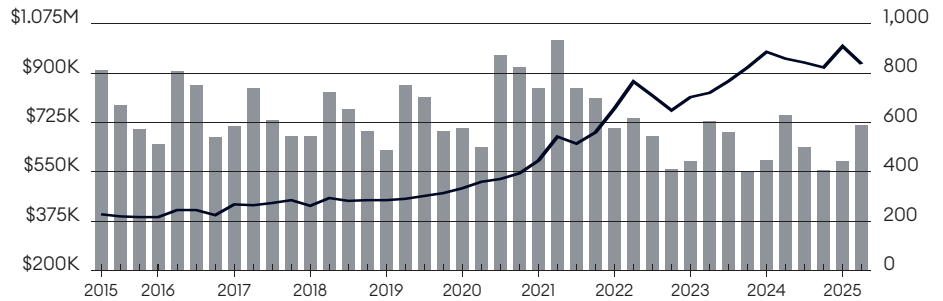
- **2.5%**
Prices Median Sales Price
- **13.3%**
Sales Closed Sales
- + **8.1%**
Inventory Total Inventory
- + **14 days**
Marketing Time Days On Market

- Single family median sales price slid annually and from the prior quarter's record high
- Condo average sales price and price per square foot rose year over year to a new high

Median Sales Price

Boca Raton Single Family

Number of Sales

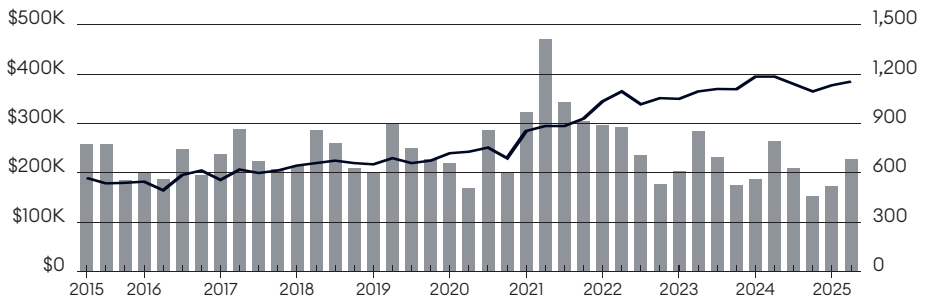


Boca Raton Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,677,391	1.4%	\$1,654,503	-3.6%	\$1,739,413
Average Price Per Sq Ft	\$459	3.1%	\$445	-1.9%	\$468
Median Sales Price	\$932,000	-6.3%	\$995,000	-2.0%	\$951,000
Number of Sales (Closed)	588	32.7%	443	-6.5%	629
Days on Market (From Last List Date)	59	-14.5%	69	-7.8%	64
Listing Discount (From Last List Price)	8.8%		8.1%		7.7%
Listing Inventory	812	3.2%	787	13.7%	714
Months of Supply	4.1	-22.6%	5.3	20.6%	3.4
Average Square Feet	3,656	-1.8%	3,722	-1.7%	3,721

Median Sales Price

Boca Raton Condo

Number of Sales



Boca Raton Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$781,290	24.0%	\$630,178	18.0%	\$662,125
Average Price Per Sq Ft	\$444	15.0%	\$386	12.7%	\$394
Median Sales Price	\$385,000	2.0%	\$377,500	-2.5%	\$395,000
Number of Sales (Closed)	685	31.2%	522	-13.3%	790
Days on Market (From Last List Date)	80	0.0%	80	21.2%	66
Listing Discount (From Last List Price)	4.8%		6.9%		6.2%
Listing Inventory	1,447	-15.7%	1,716	8.1%	1,338
Months of Supply	6.3	-36.4%	9.9	23.5%	5.1
Average Square Feet	1,760	7.8%	1,633	4.7%	1,681

Single family median sales price slipped 2% annually to \$932,000 after reaching an all-time high in the prior quarter. Single family

sales fell 6.5% annually while listing inventory rose 13.7%, slowing the pace of the market. As a result, the market pace to sell all listing



Prepared by Miller Samuel Real Estate Appraisers & Consultants

inventory at the current sales rate was 20.6% slower annually, with a month of supply of 4.1 months. The median sales price of condos fell year over year by 2.5% to \$385,000, the second-highest price on record. Condo sales fell 13.3% annually while listing inventory grew 8.1% slowing

the pace of the market. The market pace, the number of months to sell all listing inventory at the current sales rate, was 23.5% slower annually, with a months of supply of 6.3 months. The luxury condo market, comprising the top ten percent of all condo sales starting at a

\$1,615,000 record this quarter, also saw a record median sales price of \$3,000,000, surging 52.5% annually. Both average sales price and average price per square foot results also reached new highs. Luxury condo inventory fell sharply by 25.9% to 146.

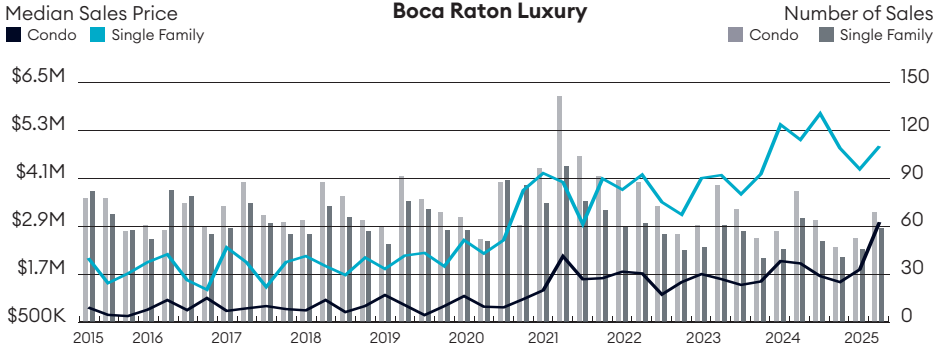
Luxury

- Single family price trend indicators slid lower year over year
- Single family listing inventory declined annually for the fifth time in six quarters
- Condo price trend indicators surged to new highs, aided by a jump in average sales size
- Condo listing inventory fell sharply year over year

Luxury Single Family Mix	Sales Share	Volume Share
> \$2M (%)	19.9%	55.9%
\$1M – \$2M (%)	26.2%	22.3%
Min. – \$1M (%)	53.9%	21.8%

Luxury Condo Mix	Sales Share	Volume Share
> \$2M (%)	7.4%	44.5%
\$1M – \$2M (%)	8.2%	15.2%
Min. – \$1M (%)	84.4%	40.3%

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



Luxury Single Family Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$6,938,037	12.3%	\$6,175,815	-1.6%	\$7,048,181
Average Price Per Sq Ft	\$876	8.1%	\$810	-3.2%	\$905
Median Sales Price	\$4,900,000	13.3%	\$4,325,500	-3.2%	\$5,060,000
Number of Sales (Closed)	59	28.3%	46	-9.2%	65
Days on Market (From Last List Date)	106	-16.5%	127	-29.8%	151
Listing Discount (From Last List Price)	12.2%		11.6%		10.5%
Listing Inventory	188	-11.7%	213	-2.6%	193
Months of Supply	9.6	-30.9%	13.9	7.9%	8.9
Entry Price Threshold	\$2,975,000	-2.5%	\$3,050,000	-4.0%	\$3,100,000
Average Square Feet	7,922	3.9%	7,622	1.7%	7,787

Luxury Condo Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$3,919,920	50.1%	\$2,612,102	43.5%	\$2,732,451
Average Price Per Sq Ft	\$1,043	16.1%	\$898	16.1%	\$898
Median Sales Price	\$3,000,000	65.3%	\$1,815,000	52.5%	\$1,967,550
Number of Sales (Closed)	69	30.2%	53	-15.9%	82
Days on Market (From Last List Date)	59	-35.9%	92	-25.3%	79
Listing Discount (From Last List Price)	3.4%		8.0%		7.5%
Listing Inventory	146	-46.1%	271	-25.9%	197
Months of Supply	6.3	-58.8%	15.3	-12.5%	7.2
Entry Price Threshold	\$1,615,000	27.2%	\$1,270,000	29.2%	\$1,250,000
Average Square Feet	3,758	29.1%	2,910	23.5%	3,042

Highland Beach Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$14,887,556	-5.6%	\$15,775,000	207.8%	\$4,837,500
Average Price Per Sq Ft	\$1,252	-12.5%	\$1,431	23.5%	\$1,014
Median Sales Price	\$13,500,000	-14.4%	\$15,775,000	179.1%	\$4,837,500
Number of Sales (Closed)	4	100.0%	2	100.0%	2
Days on Market (From Last List Date)	155	33.6%	116	40.9%	110
Listing Discount (From Last List Price)	22.0%		14.4%		6.4%

Highland Beach Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,360,824	34.3%	\$1,012,934	8.2%	\$1,257,822
Average Price Per Sq Ft	\$622	3.2%	\$603	-5.9%	\$661
Median Sales Price	\$1,137,500	51.2%	\$752,500	29.3%	\$880,000
Number of Sales (Closed)	34	0.0%	34	-26.1%	46
Days on Market (From Last List Date)	98	0.0%	98	-1.0%	99
Listing Discount (From Last List Price)	8.6%		7.9%		6.7%

Highland Beach

Single Family

- Single family price trend indicators and average sales size surged annually
- Single family listing inventory rose modestly but remained within the long-term range

Condo

- Condo median sales price surged to a new high as sales declined
- Condo listing inventory increased annually over the past ten quarters

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 jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

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