

Boca Raton

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	118	112	- 5.1%	2,017	1,859	- 7.8%
Median Sales Price*	\$750,000	\$927,500	+ 23.7%	\$816,000	\$850,000	+ 4.2%
Average Sales Price*	\$1,240,761	\$1,372,028	+ 10.6%	\$1,276,617	\$1,395,975	+ 9.3%
Dollar Volume	\$146,409,744	\$153,667,174	+ 5.0%	\$2,576,160,843	\$2,593,722,426	+ 0.7%
Percent of Original List Price Received*	90.1%	91.8%	+ 1.9%	96.4%	92.4%	- 4.1%
Median Time to Contract	50	44	- 12.0%	29	50	+ 72.4%
Pending Sales	107	106	- 0.9%	1,940	1,875	- 3.4%
New Listings	154	169	+ 9.7%	3,094	2,783	- 10.1%
Inventory of Homes for Sale	630	638	+ 1.3%	—	—	—
Months Supply of Inventory	3.9	4.1	+ 5.1%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	130	142	+ 9.2%	2,619	2,370	- 9.5%
Median Sales Price*	\$325,500	\$365,000	+ 12.1%	\$338,500	\$355,000	+ 4.9%
Average Sales Price*	\$540,656	\$596,043	+ 10.2%	\$492,797	\$505,778	+ 2.6%
Dollar Volume	\$70,285,215	\$84,042,310	+ 19.6%	\$1,286,946,707	\$1,197,242,563	- 7.0%
Percent of Original List Price Received*	93.4%	92.3%	- 1.2%	97.3%	93.0%	- 4.4%
Median Time to Contract	46	52	+ 13.0%	30	47	+ 56.7%
Pending Sales	130	140	+ 7.7%	2,489	2,377	- 4.5%
New Listings	265	275	+ 3.8%	3,400	3,543	+ 4.2%
Inventory of Homes for Sale	706	908	+ 28.6%	—	—	—
Months Supply of Inventory	3.4	4.6	+ 35.3%	—	—	—

* Does not account for seller concessions. Percent change may be extreme due to small sample size. Dash (—) means no activity to report on for specified time period.

