Local Market Update – December 2023

REALTORS
BROWARD | PALM BEACHES | ST. LUCIE

Deerfield Beach

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	24	21	- 12.5%	368	340	- 7.6%
Median Sales Price*	$475,000	$490,000	+ 3.2%	$465,500	$523,761	+ 12.5%
Average Sales Price*	$612,275	$495,233	- 19.1%	$571,459	$639,779	+ 12.0%
Dollar Volume	$14,694,596	$10,399,900	- 29.2%	$210,296,826	$217,524,844	+ 3.4%
Percent of Original List Price Received*	94.7%	96.3%	+ 1.7%	97.8%	95.2%	- 2.7%
Median Time to Contract	25	29	+ 16.0%	27	36	+ 33.3%
Pending Sales	17	18	+ 5.9%	342	344	+ 0.6%
New Listings	26	25	- 3.8%	478	469	- 1.9%
Inventory of Homes for Sale	74	77	+ 4.1%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	71	49	- 31.0%	1,159	950	- 18.0%
Median Sales Price*	$175,000	$222,000	+ 26.9%	$175,000	$210,000	+ 20.0%
Average Sales Price*	$216,542	$241,868	+ 11.7%	$242,230	$262,671	+ 8.4%
Dollar Volume	$15,374,489	$11,851,550	- 22.9%	$280,502,385	$249,030,276	- 11.2%
Percent of Original List Price Received*	94.3%	93.5%	- 0.8%	97.9%	94.0%	- 4.0%
Median Time to Contract	47	53	+ 12.8%	31	45	+ 45.2%
Pending Sales	55	51	- 7.3%	1,094	962	- 12.1%
New Listings	97	94	- 3.1%	1,359	1,318	- 3.0%
Inventory of Homes for Sale	231	294	+ 27.3%	—	—	—
Months Supply of Inventory	2.5	3.7	+ 48.0%	—	—	—

* 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.
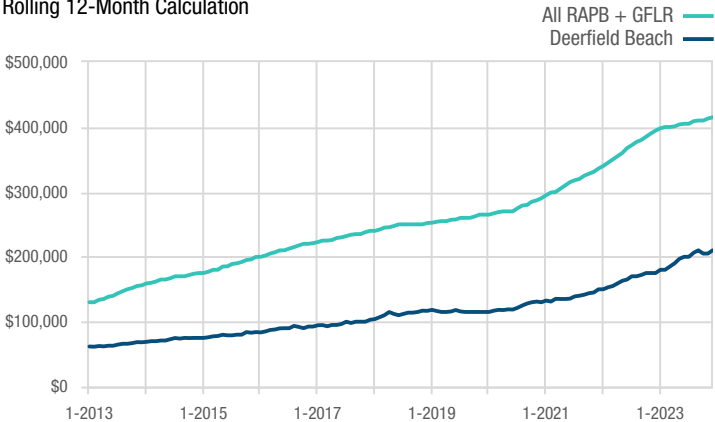
Median Sales Price - Single Family
Rolling 12-Month Calculation

All RAPB + GFLR
Deerfield Beach
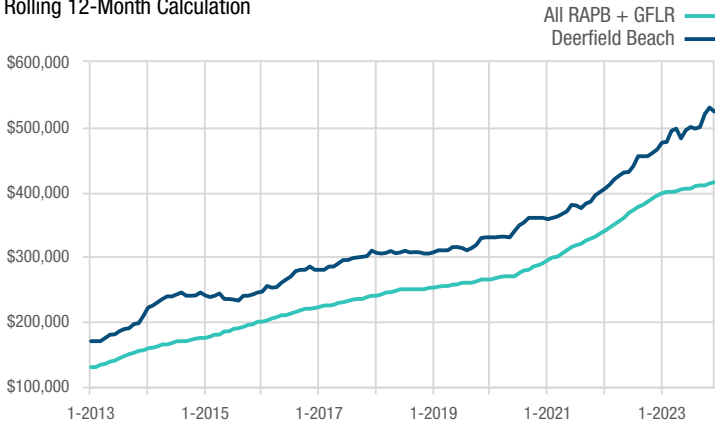
Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation

All RAPB + GFLR
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A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.