

Delray Beach

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	82	64	- 22.0%	1,183	1,068	- 9.7%
Median Sales Price*	\$670,000	\$752,500	+ 12.3%	\$735,000	\$752,500	+ 2.4%
Average Sales Price*	\$1,257,586	\$1,343,051	+ 6.8%	\$1,164,606	\$1,266,592	+ 8.8%
Dollar Volume	\$103,122,030	\$85,955,266	- 16.6%	\$1,377,729,267	\$1,352,720,242	- 1.8%
Percent of Original List Price Received*	89.4%	93.0%	+ 4.0%	96.3%	92.7%	- 3.7%
Median Time to Contract	54	38	- 29.6%	31	46	+ 48.4%
Pending Sales	77	61	- 20.8%	1,100	1,056	- 4.0%
New Listings	98	121	+ 23.5%	1,683	1,661	- 1.3%
Inventory of Homes for Sale	329	412	+ 25.2%	—	—	—
Months Supply of Inventory	3.6	4.7	+ 30.6%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	145	156	+ 7.6%	2,526	2,232	- 11.6%
Median Sales Price*	\$246,000	\$230,000	- 6.5%	\$235,000	\$245,000	+ 4.3%
Average Sales Price*	\$330,567	\$349,853	+ 5.8%	\$326,414	\$396,562	+ 21.5%
Dollar Volume	\$47,932,267	\$54,577,000	+ 13.9%	\$824,521,916	\$884,819,631	+ 7.3%
Percent of Original List Price Received*	93.3%	91.5%	- 1.9%	97.4%	92.8%	- 4.7%
Median Time to Contract	39	41	+ 5.1%	25	48	+ 92.0%
Pending Sales	126	122	- 3.2%	2,398	2,237	- 6.7%
New Listings	221	285	+ 29.0%	3,215	3,355	+ 4.4%
Inventory of Homes for Sale	639	863	+ 35.1%	—	—	—
Months Supply of Inventory	3.2	4.6	+ 43.8%	—	—	—

* 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.

