

# Highland Beach

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	0	0	0.0%	12	5	- 58.3%
Median Sales Price*	—	—	—	\$9,737,500	\$4,650,000	- 52.2%
Average Sales Price*	—	—	—	\$14,085,417	\$10,234,000	- 27.3%
Dollar Volume	—	—	—	\$169,025,000	\$51,170,000	- 69.7%
Percent of Original List Price Received*	—	—	—	92.0%	101.9%	+ 10.8%
Median Time to Contract	—	—	—	91	10	- 89.0%
Pending Sales	0	1	—	11	7	- 36.4%
New Listings	1	0	- 100.0%	17	19	+ 11.8%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	3.8	9.4	+ 147.4%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	14	9	- 35.7%	209	132	- 36.8%
Median Sales Price*	\$758,750	\$970,000	+ 27.8%	\$820,000	\$899,000	+ 9.6%
Average Sales Price*	\$974,279	\$1,521,667	+ 56.2%	\$1,161,798	\$1,248,133	+ 7.4%
Dollar Volume	\$13,639,900	\$13,695,000	+ 0.4%	\$242,815,885	\$164,753,494	- 32.1%
Percent of Original List Price Received*	92.7%	92.2%	- 0.5%	95.3%	91.6%	- 3.9%
Median Time to Contract	48	57	+ 18.8%	37	64	+ 73.0%
Pending Sales	7	4	- 42.9%	190	136	- 28.4%
New Listings	21	16	- 23.8%	261	265	+ 1.5%
Inventory of Homes for Sale	65	88	+ 35.4%	—	—	—
Months Supply of Inventory	4.1	7.8	+ 90.2%	—	—	—

\* 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.

