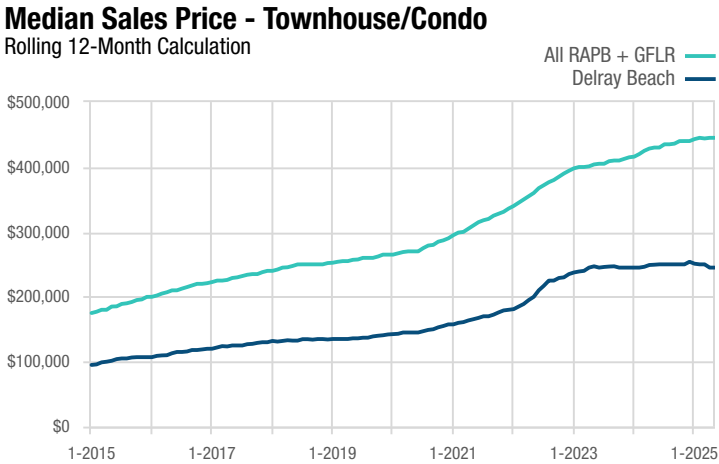
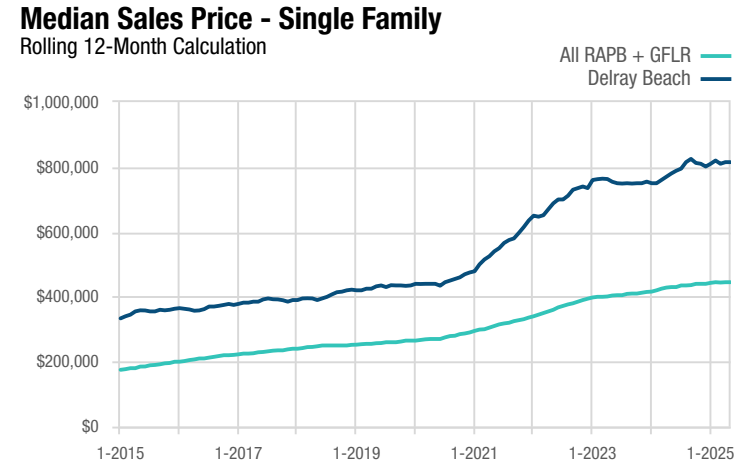


# Delray Beach

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	5-2024	5-2025	% Change
Closed Sales	125	103	- 17.6%	488	494	+ 1.2%
Median Sales Price*	\$825,000	\$854,000	+ 3.5%	\$780,000	\$792,000	+ 1.5%
Average Sales Price*	\$1,369,320	\$1,364,178	- 0.4%	\$1,199,799	\$1,458,391	+ 21.6%
Dollar Volume	\$169,977,144	\$140,510,293	- 17.3%	\$584,483,684	\$720,445,045	+ 23.3%
Percent of Original List Price Received*	91.6%	89.3%	- 2.5%	91.2%	91.7%	+ 0.5%
Median Time to Contract	63	73	+ 15.9%	63	58	- 7.9%
Pending Sales	90	109	+ 21.1%	548	533	- 2.7%
New Listings	147	143	- 2.7%	768	829	+ 7.9%
Inventory of Homes for Sale	437	476	+ 8.9%	—	—	—
Months Supply of Inventory	4.9	5.3	+ 8.2%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	% Change	5-2024	5-2025	% Change
Closed Sales	204	164	- 19.6%	882	829	- 6.0%
Median Sales Price*	\$264,500	\$260,000	- 1.7%	\$270,000	\$245,000	- 9.3%
Average Sales Price*	\$401,864	\$371,415	- 7.6%	\$408,789	\$379,289	- 7.2%
Dollar Volume	\$81,980,225	\$60,541,598	- 26.2%	\$360,552,041	\$314,052,189	- 12.9%
Percent of Original List Price Received*	89.1%	86.1%	- 3.4%	90.5%	87.6%	- 3.2%
Median Time to Contract	64	89	+ 39.1%	55	81	+ 47.3%
Pending Sales	158	163	+ 3.2%	934	904	- 3.2%
New Listings	321	291	- 9.3%	1,860	1,807	- 2.8%
Inventory of Homes for Sale	1,216	1,313	+ 8.0%	—	—	—
Months Supply of Inventory	7.1	8.6	+ 21.1%	—	—	—

\* 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.



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.