

Hillsboro Beach

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	5-2024	5-2025	% Change
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$18,500,000	—	—	\$18,500,000	\$14,447,500	- 21.9%
Average Sales Price*	\$18,500,000	—	—	\$18,500,000	\$14,447,500	- 21.9%
Dollar Volume	\$18,500,000	—	—	\$18,500,000	\$14,447,500	- 21.9%
Percent of Original List Price Received*	66.1%	—	—	66.1%	91.6%	+ 38.6%
Median Time to Contract	260	—	—	260	6	- 97.7%
Pending Sales	0	1	—	1	2	+ 100.0%
New Listings	0	0	0.0%	1	4	+ 300.0%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	% Change	5-2024	5-2025	% Change
Closed Sales	5	3	- 40.0%	32	29	- 9.4%
Median Sales Price*	\$535,000	\$710,000	+ 32.7%	\$510,000	\$507,000	- 0.6%
Average Sales Price*	\$1,182,000	\$759,667	- 35.7%	\$621,127	\$668,397	+ 7.6%
Dollar Volume	\$5,910,000	\$2,279,000	- 61.4%	\$19,876,066	\$19,383,500	- 2.5%
Percent of Original List Price Received*	93.8%	92.2%	- 1.7%	90.4%	87.2%	- 3.5%
Median Time to Contract	44	121	+ 175.0%	74	106	+ 43.2%
Pending Sales	3	4	+ 33.3%	30	27	- 10.0%
New Listings	11	13	+ 18.2%	57	78	+ 36.8%
Inventory of Homes for Sale	48	74	+ 54.2%	—	—	—
Months Supply of Inventory	9.0	14.3	+ 58.9%	—	—	—

* 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.

