

## Boca Raton

### Single Family

Key Metrics	July			Year to Date		
	2022	2023	% Change	7-2022	7-2023	% Change
Closed Sales	188	<b>148</b>	- 21.3%	1,294	<b>1,125</b>	- 13.1%
Median Sales Price*	\$855,000	<b>\$936,250</b>	+ 9.5%	\$835,000	<b>\$835,000</b>	0.0%
Average Sales Price*	\$1,267,545	<b>\$1,543,072</b>	+ 21.7%	\$1,294,809	<b>\$1,411,870</b>	+ 9.0%
Dollar Volume	\$238,298,491	<b>\$228,374,679</b>	- 4.2%	\$1,676,687,622	<b>\$1,586,942,866</b>	- 5.4%
Percent of Original List Price Received*	95.6%	<b>92.1%</b>	- 3.7%	98.8%	<b>92.1%</b>	- 6.8%
Median Time to Contract	23	<b>57</b>	+ 147.8%	25	<b>56</b>	+ 124.0%
Pending Sales	144	<b>152</b>	+ 5.6%	1,272	<b>1,217</b>	- 4.3%
New Listings	294	<b>213</b>	- 27.6%	2,066	<b>1,636</b>	- 20.8%
Inventory of Homes for Sale	699	<b>532</b>	- 23.9%	—	—	—
Months Supply of Inventory	3.7	<b>3.4</b>	- 8.1%	—	—	—

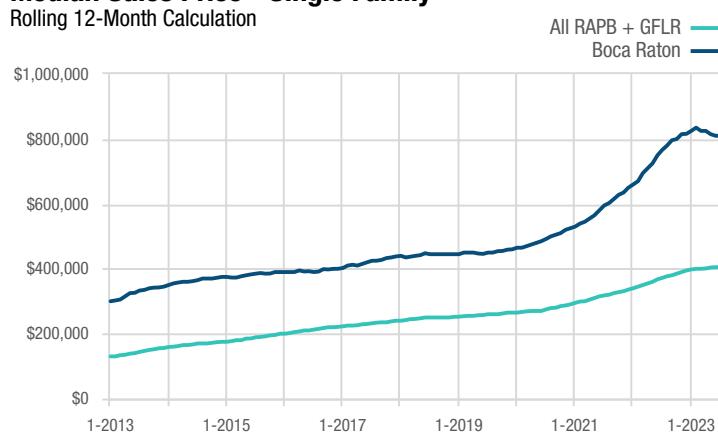
### Townhouse/Condo

Key Metrics	July			Year to Date		
	2022	2023	% Change	7-2022	7-2023	% Change
Closed Sales	203	<b>179</b>	- 11.8%	1,731	<b>1,463</b>	- 15.5%
Median Sales Price*	\$330,000	<b>\$348,500</b>	+ 5.6%	\$340,000	<b>\$350,000</b>	+ 2.9%
Average Sales Price*	\$460,307	<b>\$495,172</b>	+ 7.6%	\$512,321	<b>\$497,961</b>	- 2.8%
Dollar Volume	\$93,442,350	<b>\$88,205,685</b>	- 5.6%	\$882,984,243	<b>\$727,586,540</b>	- 17.6%
Percent of Original List Price Received*	96.9%	<b>93.6%</b>	- 3.4%	98.6%	<b>93.1%</b>	- 5.6%
Median Time to Contract	21	<b>44</b>	+ 109.5%	28	<b>48</b>	+ 71.4%
Pending Sales	191	<b>189</b>	- 1.0%	1,673	<b>1,579</b>	- 5.6%
New Listings	294	<b>287</b>	- 2.4%	2,168	<b>2,085</b>	- 3.8%
Inventory of Homes for Sale	591	<b>652</b>	+ 10.3%	—	—	—
Months Supply of Inventory	2.4	<b>3.3</b>	+ 37.5%	—	—	—

\* 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.

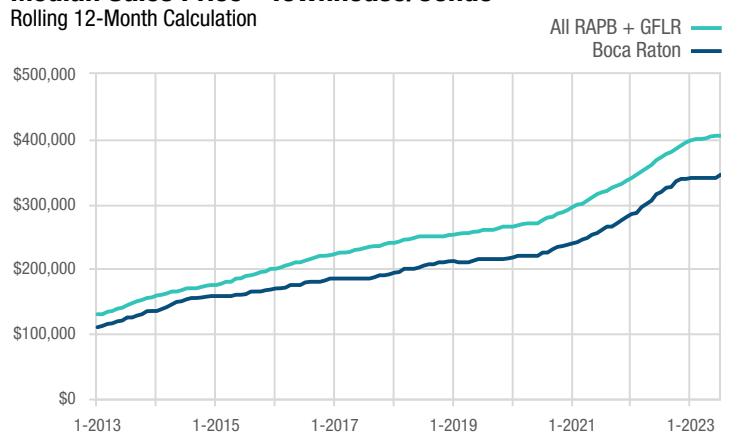
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.