



2017 MID-YEAR MARKET REPORT

Southern Palm Beach County • Northern Broward County

Nestler
Poletto

Sotheby's
INTERNATIONAL REALTY



We are pleased to present the 2017 Nestler Poletto Sotheby's International Realty Mid-Year Market Report, which offers an overview of the Mid to South Palm Beach and Northern Broward counties residential real estate market closed activity from January 1 to June 30, 2017 in comparison to the same period of 2016. This report focuses on all single-family and condominium sales valued at \$500,000 or above for that six-month period. It includes the number of units sold, average sold price, and number of days on the market for 15 separate markets. In addition, we also showcase some exciting new construction projects and significant sales in the market.

Southern Palm Beach County Single Family Homes			
	Q1 2017	Q1 2016	% Change
Units Sold	1212	1068	↑13%
Average Sold Price	\$1,192,768	\$1,367,947	↓-13%
Days On Market	111	114	↓-3%

Southern Palm Beach County Condos			
	Q1 2017	Q1 2016	% Change
Units Sold	216	256	↓-16%
Average Sold Price	\$986,777	\$1,007,344	↓-2%
Days On Market	113	97	↑16%

Northern Broward County Single Family Homes			
	Q1 2017	Q1 2016	% Change
Units Sold	452	440	↑3%
Average Sold Price	\$868,561	\$812,213	↑7%
Days On Market	87	92	↓-5%

Northern Broward County Condos			
	Q1 2017	Q1 2016	% Change
Units Sold	54	70	↓-23%
Average Sold Price	\$844,343	\$803,643	↑5%
Days On Market	119	108	↑10%

This page: Grand Cay Estates, Highland Beach • Offered at \$4,495,000
 Front Cover: St. Andrews Country Club • Offered at \$5,895,000

NEW CONSTRUCTION



111 First Delray, Delray Beach • from \$372,000
70 residences on 5 floors in the heart of downtown



1200 The Ocean, Hillsboro Beach • from the \$800,000s
The pinnacle of oceanfront living in Hillsboro Mile



Estancia, Boynton Beach • from \$459,000
Luxury Intracoastal Waterway three-floor townhomes



Direct Intracoastal, Lighthouse Point • \$5,750,000
5BR, 5.1BA, club room, loft on 90 feet of Intracoastal



Horseshoe Acres, Boca Raton • \$7,950,000
6BR, 6.1BA ultra-contemporary home on 7.5 acres



Boca Rosa Heights, Boca Raton • \$2,650,000
5BR stunning smart technology, modern home!



Oceans20, Deerfield Beach • \$850,000
8 new luxurious direct ocean view residences.

new construction projects exclusively represented by

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SOUTHERN PALM BEACH COUNTY



	Single Family Homes			Condos		
	Q1-Q2 2017	Q1-Q2 2016	% Change	Q1-Q2 2017	Q1-Q2 2016	% Change
Boca Raton						
Units Sold	524	491	7%	101	101	0%
Avg Sold Price	\$1,198,954	\$1,260,065	-5%	\$1,144,665	\$1,083,223	6%
Days On Market	116	119	-3%	130	98	33%
Boynton Beach						
Units Sold	169	110	54%	8	2	300%
Avg Sold Price	\$646,587	\$644,180	0%	\$639,313	\$867,000	-26%
Days On Market	103	77	34%	132	49	169%
Delray Beach						
Units Sold	265	218	22%	47	56	-16%
Avg Sold Price	\$1,104,369	\$1,432,977	-23%	\$781,362	\$761,678	3%
Days On Market	110	116	-5%	85	61	39%
Gulf Stream						
Units Sold	5	8	-38%	3	8	-63%
Avg Sold Price	\$5,347,000	\$4,785,625	12%	\$829,167	\$1,979,188	-58%
Days On Market	365	194	88%	101	180	-44%
Highland Beach						
Units Sold	5	13	-62%	51	60	-15%
Avg Sold Price	\$2,817,000	\$5,523,154	-49%	\$934,661	\$817,594	14%
Days On Market	41	198	-79%	102	116	-12%



3200 South Ocean, Highland Beach Offered at \$3,450,000

	Single Family Homes			Condos		
	Q1-Q2 2017	Q1-Q2 2016	% Change	Q1-Q2 2017	Q1-Q2 2016	% Change
Lake Worth						
Units Sold	46	57	-19%	0	0	N/A
Avg Sold Price	\$608,827	\$648,023	-6%	0	0	N/A
Days On Market	85	92	-8%	0	0	N/A
Manalapan						
Units Sold	8	3	167%	1	2	-50%
Avg Sold Price	\$13,973,104	\$2,330,000	500%	\$737,500	\$522,500	41%
Days On Market	116	195	-41%	128	109	17%
Ocean Ridge						
Units Sold	22	13	69%	4	4	0%
Avg Sold Price	\$1,471,673	\$2,632,000	-44%	\$1,037,500	\$1,053,125	-1%
Days On Market	118	114	4%	131	43	205%
Wellington						
Units Sold	168	155	8%	1	3	-67%
Avg Sold Price	\$1,205,142	\$1,747,077	-31%	\$650,000	\$691,667	-6%
Days On Market	106	119	-11%	0	137	-100%

NOTE: Numbers based on homes listed at \$500,000 or above, comparing the periods 1/1/2016 - 6/30/2016 and 1/1/2017 - 6/30/2017. This representation is based in whole or in part on information supplied by the Realtor's Association of South Palm Beach County or its Multiple Listing Service. Neither the Association or its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.

NORTHERN BROWARD COUNTY



	Single Family Homes			Condos		
	Q1-Q2 2017	Q1-Q2 2016	% Change	Q1-Q2 2017	Q1-Q2 2016	% Change
Coral Springs						
Units Sold	69	59	17%	0	0	N/A
Avg Sold Price	591,076	618,234	-4%	0	0	N/A
Days On Market	58	83	-30%	0	0	N/A
Deerfield Beach						
Units Sold	31	36	-14%	7	13	-46%
Avg Sold Price	810,032	819,516	-1%	659,929	697,898	-5%
Days On Market	94	75	25%	113	80	41%
Hillsboro Beach						
Units Sold	2	1	100%	15	19	-21%
Avg Sold Price	17,312,500	9,580,000	81%	1,318,867	892,821	48%
Days On Market	450	120	275%	168	112	50%



Cypress Head, Parkland Offered at \$1,495,000

	Single Family Homes			Condos		
	Q1-Q2 2017	Q1-Q2 2016	% Change	Q1-Q2 2017	Q1-Q2 2016	% Change
Lighthouse Point						
Units Sold	79	63	25%	0	0	N/A
Avg Sold Price	\$1,132,785	\$1,150,933	-2%	0	0	N/A
Days On Market	120	109	10%	0	0	N/A
Parkland						
Units Sold	201	220	-9%	1	0	N/A
Avg Sold Price	\$717,894	\$750,812	-4%	\$495,000	0	N/A
Days On Market	82	81	1%	42	0	N/A
Pompano Beach						
Units Sold	70	61	15%	31	38	-18%
Avg Sold Price	\$832,612	\$723,516	15%	\$667,645	\$795,230	-16%
Days On Market	78	132	-41%	99	116	-15%

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SIGNIFICANT SALES

TOP MARKET SALES JULY 1, 2016 - JUNE 30, 2017
FROM MANALAPAN TO HILLSBORO MILE

<u>Address</u>	<u>Selling Price</u>	<u>A/C Sq. Ft.</u>
1370 South Ocean Boulevard, Manalapan	\$40,000,000	29,862
1400 South Ocean Boulevard, Manalapan	\$28,200,000	16,609
920 South Ocean Boulevard, Manalapan	\$28,000,000	14,025
502 North Ocean Boulevard, Delray Beach	\$26,357,000	12,828
840 South Ocean Boulevard, Manalapan	\$20,231,500	12,244
1115 Hillsboro Mile, Hillsboro Beach	\$20,000,000	10,769
1255 North Ocean Boulevard, Gulf Stream	\$15,000,000	10,324
973 Hillsboro Mile, Hillsboro Beach	\$14,625,000	10,432
701 South Ocean Boulevard, Delray Beach	\$13,375,000	4,564
300 East Key Palm Road, Boca Raton	\$12,420,000	9,203

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