2017 THIRD QUARTER 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 Third Quarter 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 September 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 nine-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-Q3 2017	Q1-Q3 2016	% Change
Units Sold	1,739	1,664	5%
Average Sold Price	$1,111,945	$1,295,171	-14%
Days On Market	109	113	-4%

Southern Palm Beach County Condos

	Q1-Q3 2017	Q1-Q3 2016	% Change
Units Sold	297	346	-14%
Average Sold Price	$1,009,766	$988,791	2%
Days On Market	117	97	21%

Northern Broward County Single Family Homes

	Q1-Q3 2017	Q1-Q3 2016	% Change
Units Sold	735	687	7%
Average Sold Price	$867,481	$815,553	6%
Days On Market	90	90	0%

Northern Broward County Condos

	Q1-Q3 2017	Q1-Q3 2016	% Change
Units Sold	80	83	-4%
Average Sold Price	$848,269	$804,741	5%
Days On Market	119	101	18%

This page: Hidden Harbour Estates, Gulf Stream • Offered at $5,595,000
Front Cover: Delray Beach • Offered at $3,195,000

NEW CONSTRUCTION

exclusively represented by Nestler Poletto Sotheby's International Realty

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 • from $795,000
8 new luxurious direct ocean view residences.

Royal Palm Yacht & CC, Boca Raton • $6,988,000
To be built: 6BR, 6.2BA home overlooking first hole

SOUTHERN PALM BEACH COUNTY

Addison Reserve, Delray Beach Offered at $3,975,000

	Single Family Homes			Condos		
	Q1-Q3 2017	Q1-Q3 2016	% Change	Q1-Q3 2017	Q1-Q3 2016	% Change
Boca Raton						
Units Sold	771	769	0%	140	177	-21%
Avg Sold Price	$1,121,458	$1,201,256	-7%	$1,145,826	$1,133,282	1%
Days On Market	110	112	-2%	133	96	39%
Boynton Beach						
Units Sold	237	175	35%	10	5	100%
Avg Sold Price	$645,696	$662,763	-3%	$652,450	$697,000	-6%
Days On Market	103	79	30%	112	67	67%
Delray Beach						
Units Sold	370	329	12%	58	72	-19%
Avg Sold Price	$1,063,109	$1,421,998	-25%	$759,284	$734,965	3%
Days On Market	115	116	-1%	86	76	13%
Gulf Stream						
Units Sold	8	12	-33%	4	8	-50%
Avg Sold Price	$5,045,000	$3,728,500	35%	$884,375	$1,979,188	-55%
Days On Market	256	169	51%	135	180	-25%
Highland Beach						
Units Sold	6	15	-60%	74	75	-1%
Avg Sold Price	$2,545,500	$5,295,067	-52%	$1,007,030	$826,166	22%
Days On Market	67	203	-67%	113	114	-1%

St. Andrews Country Club, Boca Raton Offered at $10,800,000

	Single Family Homes			Condos		
	Q1-Q3 2017	Q1-Q3 2016	% Change	Q1-Q3 2017	Q1-Q3 2016	% Change
Lake Worth						
Units Sold	81	81	0%	N/A	N/A	N/A
Avg Sold Price	$627,719	$671,877	-7%	N/A	N/A	N/A
Days On Market	95	196	-52%	N/A	N/A	N/A
Manalapan						
Units Sold	10	5	100%	3	2	50%
Avg Sold Price	$11,801,983	$7,678,000	54%	$1,195,833	$522,500	129%
Days On Market	150	196	-23%	54	109	-50%
Ocean Ridge						
Units Sold	25	19	32%	7	4	75%
Avg Sold Price	$1,481,272	$2,235,842	-34%	$946,643	$1,053,125	-10%
Days On Market	117	105	11%	113	43	163%
Wellington						
Units Sold	231	259	-11%	1	3	-67%
Avg Sold Price	$1,079,615	$1,498,519	-28%	$650,000	$691,667	-6%
Days On Market	103	129	-20%	0	137	N/A

NOTE: Numbers based on homes listed at $500,000 or above, comparing the periods 1/1/2016 - 9/30/2016 and 1/1/2017 - 9/30/2017. 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

Hillsboro Shores, Pompano Beach Offered at $1,500,000

	Single Family Homes			Condos		
	Q1-Q3 2017	Q1-Q3 2016	% Change	Q1-Q3 2017	Q1-Q3 2016	% Change
Coral Springs						
Units Sold	110	104	6%	N/A	N/A	N/A
Avg Sold Price	592,720	602,776	-2%	N/A	N/A	N/A
Days On Market	65	77	-16%	N/A	N/A	N/A
Deerfield Beach						
Units Sold	45	48	-6%	10	15	-33%
Avg Sold Price	840,767	796,591	6%	$635,050	$719,211	-12%
Days On Market	90	81	11%	98	88	11%
Hillsboro Beach						
Units Sold	3	3	0%	20	22	-9%
Avg Sold Price	11,858,333	5,585,000	112%	$1,471,350	$898,345	64%
Days On Market	313	136	130%	152	102	49%

Lighthouse Point Intracoastal Offered at $5,750,000

	Single Family Homes			Condos		
	Q1-Q3 2017	Q1-Q3 2016	% Change	Q1-Q3 2017	Q1-Q3 2016	% Change
Lighthouse Point						
Units Sold	130	95	37%	N/A	N/A	N/A
Avg Sold Price	$1,195,847	$1,098,094	9%	N/A	N/A	N/A
Days On Market	132	115	15%	N/A	N/A	N/A
Parkland						
Units Sold	338	347	-3%	1	0	N/A
Avg Sold Price	$747,139	$757,714	-1%	$495,000	0	N/A
Days On Market	83	81	2%	42	0	N/A
Pompano Beach						
Units Sold	109	90	21%	49	46	7%
Avg Sold Price	$834,830	$837,323	0%	$644,673	$787,864	-18%
Days On Market	82	116	-29%	112	104	8%

NOTE: Numbers based on homes listed at $500,000 or above, comparing the periods 1/1/2016 - 9/30/2016 and 1/1/2017 - 9/30/2017. 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.

SIGNIFICANT SALES

TOP MARKET SALES OCTOBER 1, 2016 - SEPTEMBER 30, 2017
FROM MANALAPAN TO HILLSBORO MILE

Address	Selling Price	A/C Sq. Ft.
1370 South Ocean Boulevard, Manalapan	$40,000,000	29,862
920 South Ocean Boulevard, Manalapan	$28,000,000	14,025
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
3090 South Ocean Boulevard, Manalapan	$11,500,000	12,000
799 Sanctuary Drive, Boca Raton	$10,800,000	13,859

NOTE: 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.

200 East Palmetto Park Road, Suite 104
Boca Raton, Florida 33432
561-997-7227

Nestler Poletto | Sotheby's INTERNATIONAL REALTY

900 East Atlantic Avenue, Suite 18
Delray Beach, Florida 33483
561-381-9090

npsir.com

Each Office Is Independently Owned And Operated