



2017 YEAR-END 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 Year-End 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 December 31, 2017 in comparison to the same period of 2016. This report focuses on all single-family and condominium sales listed at \$500,000 or above for that twelve-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-Q4 2017	Q1-Q4 2016	% Change
Units Sold	2,253	2,083	↑8%
Average Sold Price	\$1,113,010	\$1,231,490	↓10%
Days On Market	109	112	↓3%

Southern Palm Beach County Single Condos			
	Q1-Q4 2017	Q1-Q4 2016	% Change
Units Sold	382	421	↓9%
Average Sold Price	\$963,084	\$1,000,077	↓4%
Days On Market	112	100	↑12%

Northern Broward County Single Family Homes			
	Q1-Q4 2017	Q1-Q4 2016	% Change
Units Sold	957	887	↑8%
Average Sold Price	\$843,842	\$829,634	↑2%
Days On Market	92	89	↑3%

Northern Broward County Condos			
	Q1-Q4 2017	Q1-Q4 2016	% Change
Units Sold	108	100	↑8%
Average Sold Price	\$741,089	\$824,260	↓10%
Days On Market	124	97	↑28%

This page: Boca Raton Riviera • Offered at \$5,950,000
 Front Cover: St. Andrews Country Club, Boca Raton • Offered at \$10,800,000

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 • Only 1 left • \$1,175,000
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



	Single Family Homes			Q1-Q4 2017	Condos Q1-Q4 2016	% Change
	Q1-Q4 2017	Q1-Q4 2016	% Change			
Boca Raton						
Units Sold	999	933	7%	186	214	-13%
Avg Sold Price	\$1,126,899	\$1,170,205	-4%	\$1,053,101	\$1,131,095	-7%
Days On Market	110	112	-2%	128	98	31%
Boynton Beach						
Units Sold	304	233	30%	13	8	63%
Avg Sold Price	\$642,500	\$662,895	-3%	\$634,500	\$647,613	-2%
Days On Market	102	81	26%	99	82	21%
Delray Beach						
Units Sold	478	428	12%	75	80	-6%
Avg Sold Price	\$1,112,466	\$1,344,924	-17%	\$758,243	\$737,626	3%
Days On Market	111	120	-8%	81	85	-5%
Gulf Stream						
Units Sold	11	14	-21%	7	8	-13%
Avg Sold Price	\$5,381,182	\$3,354,786	60%	\$1,251,786	\$1,979,188	-37%
Days On Market	304	175	74%	159	180	-12%
Highland Beach						
Units Sold	7	16	-56%	88	99	-11%
Avg Sold Price	\$2,467,571	\$5,092,250	-52%	\$975,605	\$895,560	9%
Days On Market	84	193	-56%	106	107	-1%



Woodfield Country Club, Boca Raton Offered at \$5,900,000

	Single Family Homes			Q1-Q4 2017	Condos	
	Q1-Q4 2017	Q1-Q4 2016	% Change		Q1-Q4 2017	Q1-Q4 2016
Lake Worth						
Units Sold	114	110	4%	N/A	N/A	N/A
Avg Sold Price	\$649,903	\$655,297	-1%	N/A	N/A	N/A
Days On Market	89	90	-1%	N/A	N/A	N/A
Manalapan						
Units Sold	12	7	71%	3	2	50%
Avg Sold Price	\$10,189,986	\$6,691,429	52%	\$1,195,833	\$522,500	129%
Days On Market	242	246	-2%	54	109	-50%
Ocean Ridge						
Units Sold	28	20	40%	8	8	0%
Avg Sold Price	\$1,508,529	\$2,301,550	-34%	\$922,063	\$1,071,688	-14%
Days On Market	127	103	23%	105	150	-30%
Wellington						
Units Sold	300	322	-7%	2	4	-50%
Avg Sold Price	\$1,132,293	\$1,397,248	-19%	\$662,500	\$668,750	-1%
Days On Market	100	121	-17%	18	162	-89%

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



	Single Family Homes			Q1-Q4 2017	Condos	
	Q1-Q4 2017	Q1-Q3 2014	% Change		Q1-Q4 2016	% Change
Coral Springs						
Units Sold	149	144	3%	N/A	N/A	N/A
Avg Sold Price	\$594,063	\$616,248	-4%	N/A	N/A	N/A
Days On Market	67	77	-13%	N/A	N/A	N/A
Deerfield Beach						
Units Sold	58	58	0%	15	16	-6%
Avg Sold Price	\$825,026	\$787,145	5%	\$629,158	\$710,823	-11%
Days On Market	107	95	13%	106	92	15%
Hillsboro Beach						
Units Sold	2	4	-50%	32	27	19%
Avg Sold Price	\$17,312,500	\$6,063,750	186%	\$989,631	\$959,393	3%
Days On Market	450	105	329%	156	93	68%



Landmark Ranches, Parkland Offered at \$3,990,000

	Single Family Homes			Q1-Q4 2017	Condos Q1-Q4 2016	% Change
	Q1-Q4 2017	Q1-Q4 2016	% Change			
Lighthouse Point						
Units Sold	160	128	25%	N/A	N/A	N/A
Avg Sold Price	\$1,188,044	\$1,115,635	6%	N/A	N/A	N/A
Days On Market	137	100	37%	N/A	N/A	N/A
Parkland						
Units Sold	160	437	-63%	1	N/A	N/A
Avg Sold Price	\$707,973	\$770,218	-8%	\$495,000	N/A	N/A
Days On Market	52	83	-37%	42	N/A	N/A
Pompano Beach						
Units Sold	150	116	29%	60	57	5%
Avg Sold Price	\$821,414	\$843,535	-3%	\$640,617	\$792,092	-19%
Days On Market	82	107	-23%	113	100	13%

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SIGNIFICANT SALES

TOP MARKET SALES JANUARY 1, 2017 - DECEMBER 31, 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	\$10,600,000	13,859

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