

BOCA RATON QUARTER IN REVIEW · JULY TO SEPTEMBER 2026

Boca Raton, July to September 2026: how close sellers got to their first asking price

Houses and condos reported separately. Closed sales July 1 to September 30, 2026; listings for sale on September 30. Figures as of October 18, 2026.

The median Boca Raton house sold for 94.5% of its original asking price in July to September 2026, and the median condo or townhouse for 93.3%. Against the final asking price, the figures were 96.5% and 95.3%.

80.3% of the houses and 85.4% of the condos that closed sold below the price they first listed at. The first asking price is the one figure a seller fully controls, so this report leads with it.

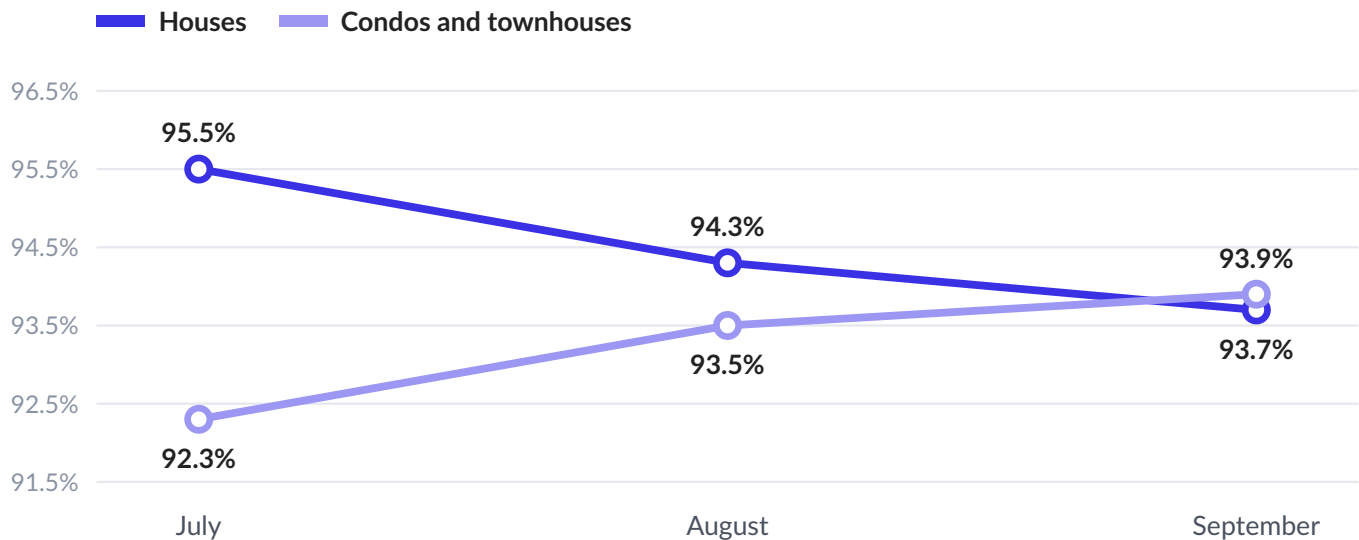
HOUSES

CLOSED SALES	MEDIAN SALE PRICE	SOLD VS ORIGINAL ASK	SOLD VS FINAL ASK
565 +6.6% vs Q3 2025	\$1,037,500 +15.6% vs Q3 2025	94.5% 92.5% a year earlier	96.5% 95.0% a year earlier

CONDOS AND TOWNHOUSES

CLOSED SALES	MEDIAN SALE PRICE	SOLD VS ORIGINAL ASK	SOLD VS FINAL ASK
570 +8.8% vs Q3 2025	\$388,250 +10.9% vs Q3 2025	93.3% 90.0% a year earlier	95.3% 94.7% a year earlier

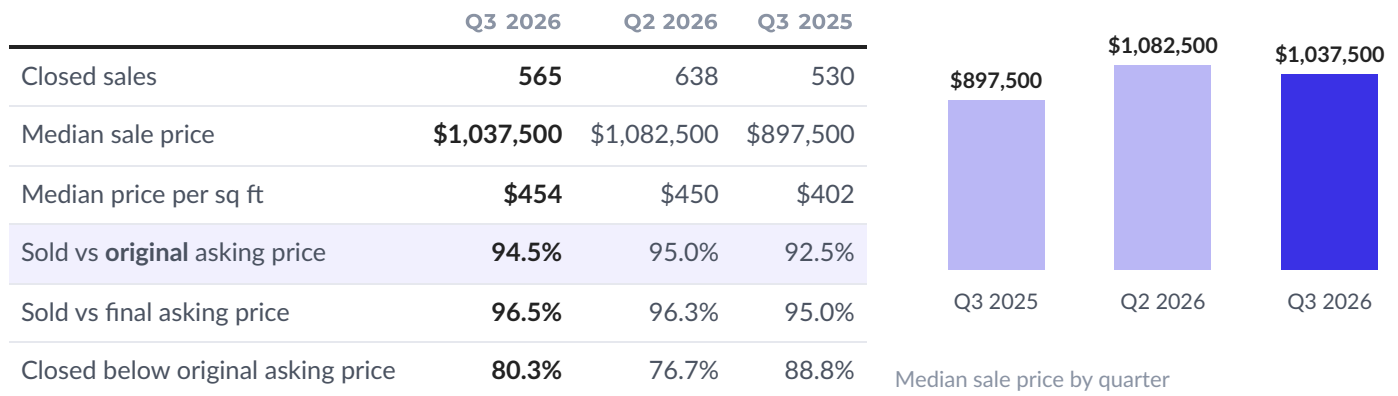
Month by month: houses drifted further from the first price, condos moved closer



Median sale price as a share of the original asking price. Houses fell from 95.5% in July to 93.7% in September; condos and townhouses rose from 92.3% to 93.9%. Monthly closings: houses 219, 179, 167; condos 220, 169, 181.

HOUSES

Houses: higher prices than a year ago, a wider first-price gap as the quarter went on



Compared with Q3 2025, Boca Raton houses sold closer to their first asking price (94.5% against 92.5%) and fewer sold below it (80.3% against 88.8%). Inside the quarter the gap widened: 95.5% in July, 94.3% in August, 93.7% in September.

FOR SALE ON SEPTEMBER 30

513 FOR SALE	222 UNDER CONTRACT	2.7 MONTHS OF SUPPLY
40.5% BELOW ORIGINAL PRICE	22.8% CUT IN THE LAST 30 DAYS	47.4% LISTED 90+ DAYS

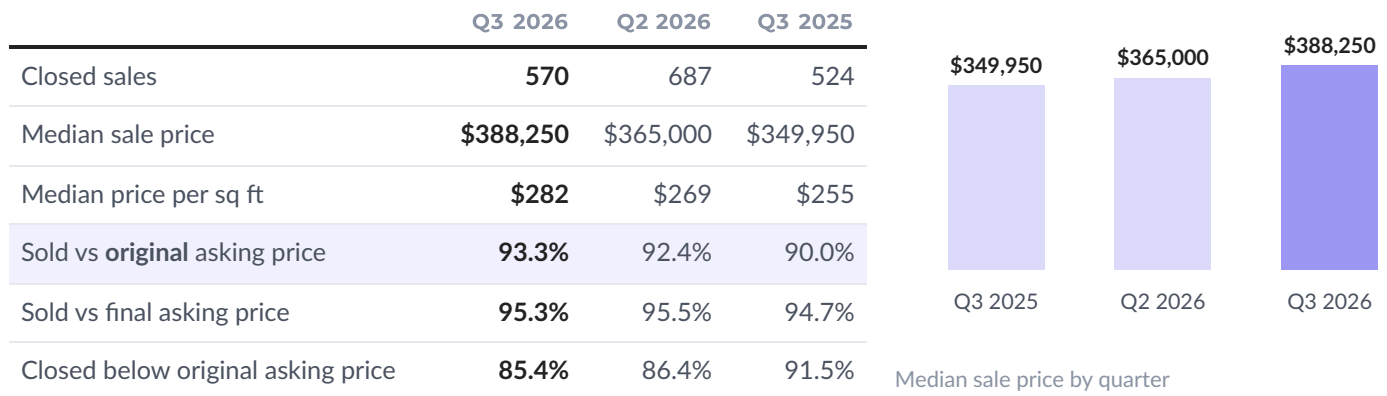
On September 30, 513 houses were for sale and 222 were under contract. At the quarter's pace of 188 closings a month, that is 2.7 months of supply. 40.5% of the houses for sale were already below their original price, and 47.4% had been listed more than 90 days.

Rents in Boca Raton

Closed leases in Boca Raton, September 2025 to September 2026, median rent a month by type: single-family houses \$6,500 (193 leases), condos \$2,400 (373 leases), townhouses \$3,570 (86 leases). Houses and condos are reported separately, never as one blended rent.

CONDOS AND TOWNHOUSES

Condos and townhouses: more supply, but sellers closed the gap month by month



Compared with Q3 2025, Boca Raton condos and townhouses sold closer to their first asking price (93.3% against 90.0%) and fewer sold below it (85.4% against 91.5%). By month: 92.3% in July, 93.5% in August, 93.9% in September.

FOR SALE ON SEPTEMBER 30

904 FOR SALE	199 UNDER CONTRACT	4.8 MONTHS OF SUPPLY
43.7% BELOW ORIGINAL PRICE	18.9% CUT IN THE LAST 30 DAYS	55.5% LISTED 90+ DAYS

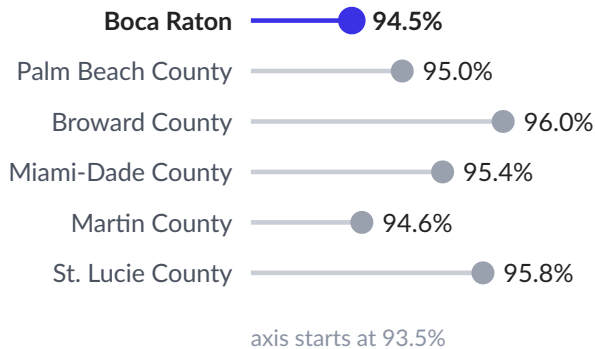
On September 30, 904 condos and townhouses were for sale and 199 were under contract: 4.8 months of supply at the quarter's pace of 190 closings a month, against 2.7 for houses. 43.7% were already below their original price and 55.5% had been listed more than 90 days.

RENT YIELD AGAINST THE 10-YEAR TREASURY

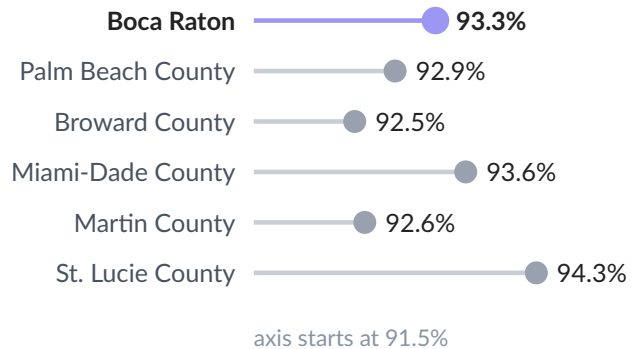
Net rent yield estimate, Palm Beach County homes that both sold and leased in the last 12 months: houses 4.9% (177 homes), condos and townhouses 5.5% (332), against a 10-year Treasury yield of 5.10% on October 15. Net of association fees, property tax at 1.9% and insurance; no vacancy or management costs. An estimate, not a cap rate or investment advice.

How Boca Raton compares with the five South Florida counties

Houses: sold vs original ask



Condos and townhouses: sold vs original ask



Boca Raton houses closed at 94.5% of the first asking price this quarter; houses across Palm Beach County closed at 95.0%. Boca Raton condos and townhouses closed at 93.3%, against 92.9% for Palm Beach County.

Q3 closings behind each figure (houses / condos and townhouses): Boca Raton 565 / 570; Palm Beach 3,254 / 2,948; Broward 3,119 / 2,972; Miami-Dade 2,640 / 3,000; Martin 436 / 214; St. Lucie 1,333 / 307. Sold vs final asking price for every row is in the web edition.

If you are selling in the next 12 months

- Most Boca Raton sellers did not get their first price: 80.3% of houses and 85.4% of condos closed below it this quarter.
- The final asking price held up better than the first: houses 96.5% of final against 94.5% of original; condos 95.3% against 93.3%.
- Many of the listings you would compete with have already cut: on September 30, 40.5% of houses and 43.7% of condos for sale had cut their price at least once.

Where does your home sit in these numbers?

A written comparative market analysis from Gia Freer, Broker of Record, within one business day. No website estimate.

PRICE MY HOME CORRECTLY

Or call 561-395-8418.

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PBP Real Estate analysis of BeachesMLS listings permitted for internet display, retrieved October 18, 2026. Information deemed reliable but not guaranteed. Closed sales by close date; houses = single-family by tax legal description, condos = condominiums, townhouses and villas; never blended. Sold vs asking = median of each sale's close price divided by its original (first) and final asking price. Listings for sale and price cuts: PBP daily listing snapshot for September 30. County comparison uses the PBP sale-vs-asking county series. Late-reported closings can still be added to recent months. Market data, not an opinion of value for any specific property.