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Delray Beach (East of the Turnpike): The Avenue Life

NEIGHBORHOOD GUIDE · BY REED KELLOUGH, DOUGLAS ELLIMAN | EKLUND|GOMES TEAM — 954-242-0441 | @REEDTHER

THE VIBE

Delray Beach east of the Turnpike is the most fun downtown in Palm Beach County — full stop. Atlantic Avenue runs from I-95 straight to the ocean, packed with restaurants, galleries, and bars, and the energy is real without being rowdy. The east side blends historic beach cottages, Intracoastal estates, and a walkable village center. It feels youthful, artsy, and alive in a way Boca deliberately isn't.

HOUSING STOCK

East of the Turnpike, you've got 1920s–60s beach cottages and bungalows (many beautifully restored), mid-century ranch homes, Intracoastal waterfront estates, and beachside condos along South Ocean Boulevard. Neighborhoods like Delray Shores, Tropic Palms, and the Lake Ida area offer the best value east of I-95. New construction is filling teardown lots at a fast clip. Gated luxury communities (Mizner Pointe, Delray Dunes) sit just west of the core.

PRICE RANGES (2026)

- **Entry:** Condos from the $200Ks–$300Ks; cottages east of I-95 from the $600Ks–$700Ks (Tropic Palms single-family median ~$740K).
- **Median:** Citywide median runs $540K–$700K; beachside/oceanfront (33483) median is about $1.06M; luxury single-family median is roughly $2.14M.
- **Luxury ceiling:** Intracoastal waterfront trades $3M–$15M; oceanfront estates $3M–$60M+. Delray waterfront single-family median was $2.25M in mid-2026. The $2M–$5M segment appreciated ~6% year-over-year — the luxury tier here is genuinely appreciating while entry markets soften.

WATERFRONT & BOATING

Strong. The Intracoastal Waterway runs the length of east Delray with deep-water dockage on waterfront estates; ocean access via the Boca Inlet (south) or Boynton Inlet (north) — check fixed-bridge routes for sailboats and tall vessels. Seawall inspections are non-negotiable on waterfront purchases. Direct oceanfront is concentrated along South Ocean Boulevard.

LIFESTYLE

Atlantic Avenue is the heart: Deck 84 on the Intracoastal, Caffe Luna Rosa oceanfront, Prime Catch, Vic & Angelo's, and dozens more. The Delray Municipal Beach is consistently ranked among Florida's best. Arts: the Morikami Museum and Japanese Gardens, Old School Square's cultural programming, and a thriving gallery scene. Pineapple Grove is the arts district. Golf at Delray Beach Golf Club (municipal, excellent value) and nearby private clubs.

SCHOOLS

Palm Beach County schools: Atlantic High School, Plumosa School of the Arts (a standout public arts magnet), and Pine Grove Elementary. Private standouts include St. Vincent Ferrer Catholic School and American Heritage School (just west in Delray). The public arts and choice programs are a genuine draw for creative families.

WHO IT'S FOR

The buyer who wants walkability, nightlife, and culture with their beach house — not a gated enclave. Ideal for Northeastern relocators who've outgrown the suburbs, remote-working professionals, and anyone who'd rather walk to dinner than drive to a country club.

COMMUTE

Fort Lauderdale: ~35–45 minutes via I-95. Boca Raton: ~15–20 minutes. Miami: ~60–75 minutes. Palm Beach: ~25 minutes. The Delray Beach Brightline station makes Miami, Fort Lauderdale, and Orlando trips car-free.

Thinking about a move to Delray Beach? I know these streets personally — let's talk about what fits your life.

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