DELRAY BEACH, FLORIDA · OCTOBER 2026

The Bridges *Market Report*

Six months of closings to November 4, 2026, from a resident Realtor.

Recent Sales

SIX MONTHS TO NOV 4, 2026

$2.15M MEDIAN SALE PRICE $2,150,000 across 13 closings	**$502** PRICE PER SQ FT Median for homes that closed	**93.5%** SALE TO LIST Average share of asking price
60 DAYS ON MARKET Average for closed sales	**+19.9%** YEAR OVER YEAR Median sale price vs. a year earlier	**1.8** MONTHS OF SUPPLY Still on the tight side

For Sale Now

ACTIVE AS OF NOV 4, 2026

4 ACTIVE LISTINGS 45 average days on market	**$1.69M** MEDIAN ASKING PRICE $1,687,500	**$565** ASKING PER SQ FT Median for active listings

THE TAKEAWAY

Pricing still decides speed.

Homes are listed at a median of **$565 per sq ft**, compared with **$502 per sq ft** for homes that actually closed. One Crown Bridge home sold in September in **13 days at 96.7%** of asking, while a 7,202 sq ft estate closed in July at about 80%. Pricing close to recent closings matters here.

Source: BeachesMLS, updated Nov 4, 2026. Not an appraisal.

Recent Closings

SELECTED SALES, JUN TO SEP 2026

ADDRESS	CLOSED	PRICE	SQ FT	$/SQ FT	DAYS ON MKT	% OF LIST
16611 Ambassador Bridge Rd	Sep 25, 2026	$1,412,500	3,042	$464	19	94.2%
16786 Crown Bridge Dr	Sep 23, 2026	$2,650,000	4,800	$552	13	96.7%
16610 Gateway Bridge Dr	Aug 3, 2026	$1,525,000	4,022	$379	142	90.5%
16919 Crown Bridge Dr	Jul 29, 2026	$3,612,038	7,202	$502	44	80.3%
16945 Bridge Crossing Cir	Jul 16, 2026	$1,700,000	4,331	$393	96	92.0%
16796 Charles River Dr	Jun 25, 2026	$1,545,000	3,352	$461	19	96.6%
16881 Charles River Dr	Jun 25, 2026	$2,700,000	5,526	$489	7	96.6%

Full six-month list: 13 sales, $1,412,500 to $3,612,038; none closed in October. Source: BeachesMLS.

WHAT I'M SEEING AS A RESIDENT

Recent sales show a clear split. One Crown Bridge home sold in September in 13 days at 96.7% of asking, while the 7,202 sq ft Crown Bridge estate that closed in July got about 80% of asking.

> *Homes that are priced in line with recent closings are still moving quickly.*

SIX-MONTH SALE RANGE

$1,412,500
16611 Ambassador Bridge Rd
3,042 sq ft

$3,612,038
16919 Crown Bridge Dr
7,202 sq ft

SELLING OR BUYING IN THE BRIDGES?

I live here, and I'll pull the closings closest to your home.

Call or text and I will walk you through the recent sales that matter most for your home.

Brittany Zalkin
REALTOR · RESIDENT OF THE BRIDGES
(954) 504-5577
justlistwithbritt.com
Real Broker LLC

Small sample note: with about a dozen sales every six months, one large or small home can move the median. Sales and listings: BeachesMLS, updated Nov 4, 2026. Information deemed reliable but not guaranteed. Not an appraisal. Brittany Zalkin, Realtor, Real Broker LLC.