

Elliman Report

Q1-2023

**Jupiter, FL and
Palm Beach Gardens, FL Sales**

Jupiter Single Family Dashboard

YEAR-OVER-YEAR

- **2.3%**
Prices Median Sales Price
- **6.6%**
Sales Closed Sales
- + **3.9%**
Negotiability Listing Discount
- + **24 days**
Marketing Time Days on Market

Jupiter Condo Dashboard

YEAR-OVER-YEAR

- + **14.5%**
Prices Median Sales Price
- **15.4%**
Sales Closed Sales
- + **4.0%**
Negotiability Listing Discount
- + **31 days**
Marketing Time Days on Market

- Single family price trend indicators were the second-highest or third-highest on record
- Condo price trend indicators pressed higher annually and remained substantially above pre-pandemic levels
- **Juno Beach** price trend indicators declined annually but remained substantially higher than pre-pandemic conditions
- **Tequesta** price trend indicators showed mixed annual results but remained approximately double the pre-pandemic levels

Jupiter Single Family Matrix	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$1,541,355	16.9%	\$1,318,354	11.5%	\$1,382,319
Average Price Per Sq Ft	\$623	10.9%	\$562	15.2%	\$541
Median Sales Price	\$837,500	1.5%	\$825,000	-2.3%	\$857,500
Number of Sales (Closed)	213	15.1%	185	-6.6%	228
Days on Market (From Last List Date)	52	23.8%	42	85.7%	28
Listing Discount (From Last List Price)	7.0%		6.2%		3.1%
Listing Inventory	250	-4.6%	262	135.8%	106
Months of Supply	3.5	-16.7%	4.2	150.0%	1.4

Jupiter Condo Matrix	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$620,595	-1.4%	\$629,626	20.2%	\$516,451
Average Price Per Sq Ft	\$400	-7.6%	\$433	12.0%	\$357
Median Sales Price	\$535,750	1.9%	\$526,000	14.5%	\$467,777
Number of Sales (Closed)	170	18.9%	143	-15.4%	201
Days on Market (From Last List Date)	46	31.4%	35	206.7%	15
Listing Discount (From Last List Price)	4.0%		4.1%		0.0%
Listing Inventory	181	1.7%	178	417.1%	35
Months of Supply	3.2	-13.5%	3.7	540.0%	0.5

Jupiter Luxury Single Family Matrix (Top 10% of Sales)	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$6,760,909	30.2%	\$5,193,994	25.8%	\$5,374,152
Average Price Per Sq Ft	\$1,284	15.7%	\$1,110	17.4%	\$1,094
Median Sales Price	\$4,700,000	27.0%	\$3,700,000	20.1%	\$3,915,000
Number of Sales (Closed)	22	15.8%	19	-4.3%	23
Jupiter Luxury Condo Matrix (Top 10% of Sales)	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$1,535,361	-7.5%	\$1,659,333	36.6%	\$1,123,805
Average Price Per Sq Ft	\$629	-19.3%	\$779	13.3%	\$555
Median Sales Price	\$1,217,500	-8.1%	\$1,325,000	28.3%	\$949,000
Number of Sales (Closed)	18	20.0%	15	-14.3%	21

Juno Beach Single Family & Condo Matrix	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$1,159,651	37.6%	\$842,784	-13.2%	\$1,336,047
Average Price Per Sq Ft	\$654	21.8%	\$537	-8.0%	\$711
Median Sales Price	\$780,000	-1.3%	\$790,000	-13.9%	\$906,000
Number of Sales (Closed)	29	52.6%	19	-19.4%	36

Tequesta Single Family & Condo Matrix	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$1,161,935	-16.2%	\$1,386,405	17.3%	\$990,512
Average Price Per Sq Ft	\$613	-8.2%	\$668	13.7%	\$539
Median Sales Price	\$672,000	1.8%	\$660,000	-10.3%	\$749,250
Number of Sales (Closed)	48	11.6%	43	-27.3%	66



Prepared by Miller Samuel Real Estate Appraisers & Consultants

Palm Beach Gardens Single Family

Dashboard

YEAR-OVER-YEAR

- **0.2%**
Prices Median Sales Price
- **8.4%**
Sales Closed Sales
- + **5.0%**
Negotiability
Listing Discount
- + **16 days**
Marketing Time
Days on Market

Palm Beach Gardens Condo

Dashboard

YEAR-OVER-YEAR

- + **2.0%**
Prices Median Sales Price
- **16.9%**
Sales Closed Sales
- + **3.9%**
Negotiability
Listing Discount
- + **33 days**
Marketing Time
Days on Market

- Single family median sales price declined annually for the first time in eleven quarters and remained substantially higher than pre-pandemic levels
- Condo price trend indicators increased year over year and remained substantially above pre-pandemic levels

SINGER ISLAND

- Median sales price slipped year over year for the first time in five quarters
- Listing inventory rose annually but remained less than half of pre-pandemic levels

Palm Beach Gardens Single Family Matrix	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$1,204,632	-10.4%	\$1,344,953	-5.3%	\$1,271,824
Average Price Per Sq Ft	\$456	-5.0%	\$480	-1.5%	\$463
Median Sales Price	\$840,000	-7.8%	\$911,250	-0.2%	\$842,000
Number of Sales (Closed)	185	-7.5%	200	-8.4%	202
Days on Market (From Last List Date)	47	6.8%	44	51.6%	31
Listing Discount (From Last List Price)	7.1%		7.1%		2.1%
Listing Inventory	308	9.6%	281	234.8%	92
Months of Supply	5.0	19.0%	4.2	257.1%	1.4
Palm Beach Gardens Condo Matrix	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$460,226	-2.7%	\$473,033	2.1%	\$450,709
Average Price Per Sq Ft	\$309	-2.8%	\$318	4.0%	\$297
Median Sales Price	\$387,500	-6.6%	\$415,000	2.0%	\$380,000
Number of Sales (Closed)	167	16.8%	143	-16.9%	201
Days on Market (From Last List Date)	48	33.3%	36	220.0%	15
Listing Discount (From Last List Price)	4.7%		4.4%		0.8%
Listing Inventory	153	6.3%	144	282.5%	40
Months of Supply	2.7	-10.0%	3.0	350.0%	0.6
Palm Beach Gardens Luxury Single Family Matrix (Top 10% of Sales)	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$3,636,665	-8.4%	\$3,970,530	-20.8%	\$4,591,476
Average Price Per Sq Ft	\$768	-8.0%	\$835	-7.2%	\$828
Median Sales Price	\$3,500,000	-2.8%	\$3,600,000	-1.4%	\$3,550,000
Number of Sales (Closed)	19	-13.6%	22	-9.5%	21
Palm Beach Gardens Luxury Condo Matrix (Top 10% of Sales)	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$1,081,722	-0.4%	\$1,085,541	-7.7%	\$1,171,375
Average Price Per Sq Ft	\$448	-7.2%	\$483	-2.8%	\$461
Median Sales Price	\$744,500	-13.4%	\$859,990	-16.6%	\$892,500
Number of Sales (Closed)	18	20.0%	15	-14.3%	21

Singer Island Condo Matrix	Q1-2023	%Δ (QTR)	Q4-2022	%Δ (YR)	Q1-2022
Average Sales Price	\$1,222,259	-2.9%	\$1,258,955	11.2%	\$1,098,731
Average Price Per Sq Ft	\$640	-4.0%	\$667	8.8%	\$588
Median Sales Price	\$835,000	-7.2%	\$900,000	-1.8%	\$850,000
Number of Sales (Closed)	29	31.8%	22	-50.8%	59
Days on Market (From Last List Date)	102	9.7%	93	117.0%	47
Listing Discount (From Last List Price)	8.0%		8.3%		6.0%
Listing Inventory	67	21.8%	55	139.3%	28
Months of Supply	6.9	-8.0%	7.5	392.9%	1.4

Questions or comments? Email report author
Jonathan Miller at jmiller@miller Samuel.com
Methodology: miller Samuel.com/research-reports/methodology

Douglas Elliman Real Estate
400 South US Highway 1, Jupiter, FL 33477
561.653.6100 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • miller Samuel.com