

Elliman Report

Q2-2025 Palm Beach, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

+ 18.6%
Prices Median Sales Price

+ 52.0%
Sales Closed Sales

+ 19.7%
Inventory Total Inventory

+ 60 days
Marketing Time
Days on Market

Condo

Dashboard

YEAR-OVER-YEAR

+ 40.5%
Prices Median Sales Price

+ 15.0%
Sales Closed Sales

+ 21.0%
Inventory Total Inventory

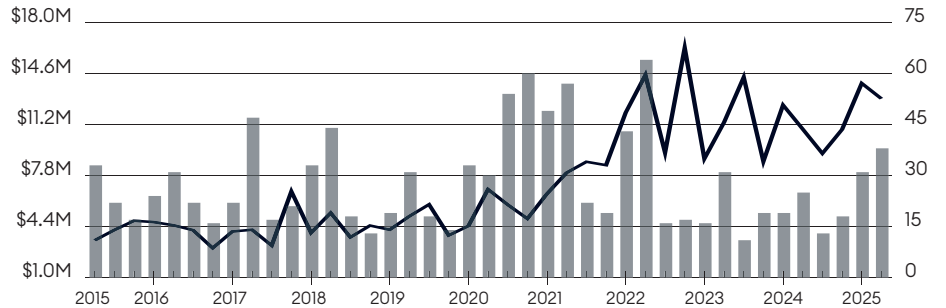
+ 33 days
Marketing Time
Days on Market

- Single family median sales price rose annually for the third time
- Single family listing inventory expanded, but was below the second quarter decade average
- Condo price trend indicators and sales expanded as the median sales price reached a new high

Median Sales Price

Palm Beach Single Family

Number of Sales

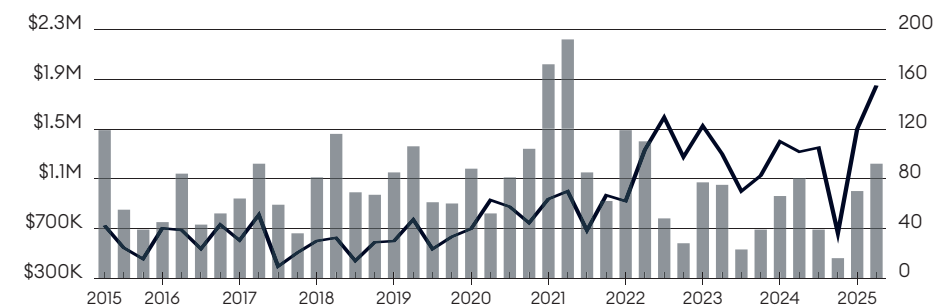


Palm Beach Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$15,913,189	4.2%	\$15,266,313	-34.8%	\$24,415,400
Average Price Per Sq Ft	\$3,738	20.3%	\$3,106	-16.0%	\$4,448
Median Sales Price	\$12,925,000	-7.3%	\$13,950,000	18.6%	\$10,900,000
Number of Sales (Closed)	38	22.6%	31	52.0%	25
Days on Market (From Last List Date)	159	1.3%	157	60.6%	99
Listing Discount (From Last List Price)	11.9%		11.7%		13.4%
Listing Inventory	73	-27.7%	101	19.7%	61
Months of Supply	5.8	-40.8%	9.8	-20.5%	7.3
Average Square Feet	4,263	-12.3%	4,860	-24.3%	5,633

Median Sales Price

Palm Beach Condo

Number of Sales



Palm Beach Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$2,676,538	-2.8%	\$2,752,478	29.8%	\$2,061,287
Average Price Per Sq Ft	\$1,626	6.3%	\$1,530	33.3%	\$1,220
Median Sales Price	\$1,850,000	23.3%	\$1,500,000	40.5%	\$1,316,750
Number of Sales (Closed)	92	31.4%	70	15.0%	80
Days on Market (From Last List Date)	127	5.0%	121	35.1%	94
Listing Discount (From Last List Price)	10.5%		10.8%		11.0%
Listing Inventory	202	-36.3%	317	21.0%	167
Months of Supply	6.6	-51.5%	13.6	4.8%	6.3
Average Square Feet	1,649	-11.5%	1,864	-1.4%	1,673



Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single family median sales price surged 18.6% to \$12,925,000 year over year, while both average sales price and average price per square foot experienced annual declines. Single family sales surged by 52% annually to 38 sales as listing inventory expanded 19.7% to 73, accelerating the pace of the market. As a result, the market pace to sell all listing inventory at the current sales rate was 20.5% faster annually, with a months of supply of 5.8 months. The market share of single family cash purchases slipped to 83.9%

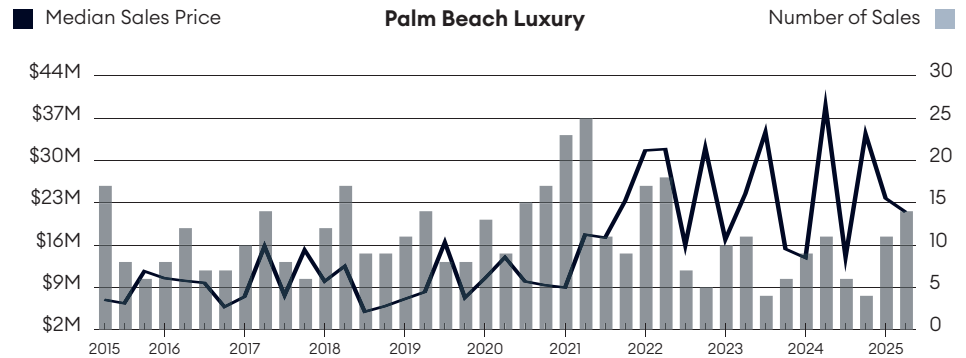
from 95% in the year-ago quarter. Thought of as a single family market, the Palm Beach market saw 29.2% single family sales in the quarter, consistent with the 28% market share average over the last decade. The median sales price of condos surged year over year by 40.5% to \$1,850,000, the highest price on record. Condo sales jumped 15% annually to 92 sales, while listing inventory grew 21% slightly slowing the pace of the market. The market pace, the number of months to sell all condo listing

inventory at the current sales rate, was 4.8% slower annually, with a months of supply of 6.6 months. The market share of condo cash purchases slipped to 84.4% from 92% in the year-ago quarter. The luxury market, which makes up the top ten percent of all sales, started at \$15,498,550 this quarter and saw all price trend indicators fall short of last year's levels. Luxury inventory dropped sharply by 18.4% to 40 during the same period.

Luxury

- All price trend indicators and average sales size fell year over year
- Listing inventory declined annually for the third time
- Days on market was consistent with the second quarter decade average
- Listing discount was slightly below the second quarter decade average

Luxury Mix	Sales Share	Volume Share
> \$20M (%)	50.0%	67.5%
\$10M - \$20M (%)	50.0%	32.5%
Min. - \$10M (%)	0.0%	0.0%



Luxury Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$26,687,850	12.9%	\$23,645,882	-43.0%	\$46,840,000
Average Price Per Sq Ft	\$4,686	35.3%	\$3,464	-20.6%	\$5,901
Median Sales Price	\$21,475,000	-9.6%	\$23,750,000	-44.9%	\$39,000,000
Number of Sales (Closed)	14	27.3%	11	27.3%	11
Days on Market (From Last List Date)	163	-26.6%	222	81.1%	90
Listing Discount (From Last List Price)	12.4%		11.7%		14.3%
Listing Inventory	40	-21.6%	51	-18.4%	49
Months of Supply	8.6	-38.1%	13.9	-35.8%	13.4
Entry Threshold	\$15,498,550	-4.2%	\$16,175,000	24.0%	\$12,500,000
Average Square Feet	5,635	-17.6%	6,838	-33.3%	8,443

North End & South End

- The North End median sales price edged higher as sales surged
- The South End median sales price edged higher as sales declined
- The North End saw more than two-thirds of all sales, well above the norm

North End Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$8,433,935	-11.8%	\$9,559,723	-39.8%	\$14,012,962
Average Price Per Sq Ft	\$3,217	15.3%	\$2,789	-23.0%	\$4,177
Median Sales Price	\$5,764,363	-25.6%	\$7,752,750	0.2%	\$5,750,000
Number of Sales (Closed)	90	55.2%	58	83.7%	49
Average Square Feet	2,691	-18.8%	3,312	-22.2%	3,460

South End Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$2,297,214	-11.4%	\$2,592,214	45.1%	\$1,583,086
Average Price Per Sq Ft	\$1,338	-3.3%	\$1,383	49.3%	\$896
Median Sales Price	\$1,175,000	17.5%	\$1,000,000	1.5%	\$1,157,500
Number of Sales (Closed)	40	-7.0%	43	-28.6%	56
Average Square Feet	1,927	-5.7%	2,044	1.6%	1,897

This sub-category is the analysis of Palm Beach single family and condo/townhouse sales within the MLS. The data is also contained within the other markets presented.

Questions or comments? Email report author
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Methodology: millersamuel.com/research-reports/methodology

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