

Elliman Report

Q2-2025 West Palm Beach, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

- + 4.1%**
Prices Median Sales Price
- 6.2%**
Sales Closed Sales
- + 25.8%**
Inventory Total Inventory
- 0.4%**
Negotiability Listing Discount

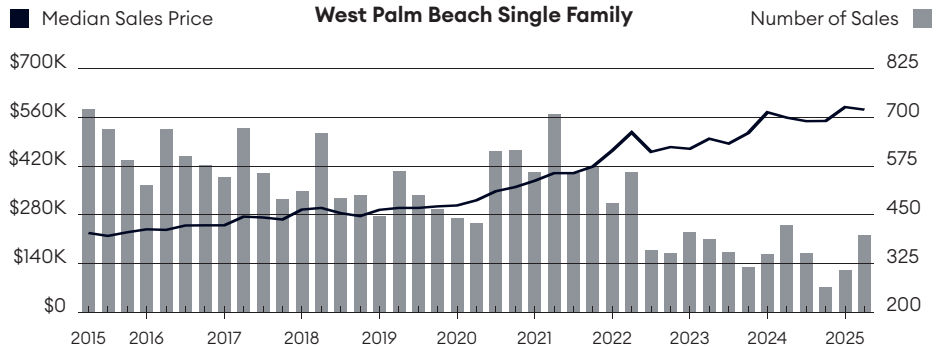
Condo

Dashboard

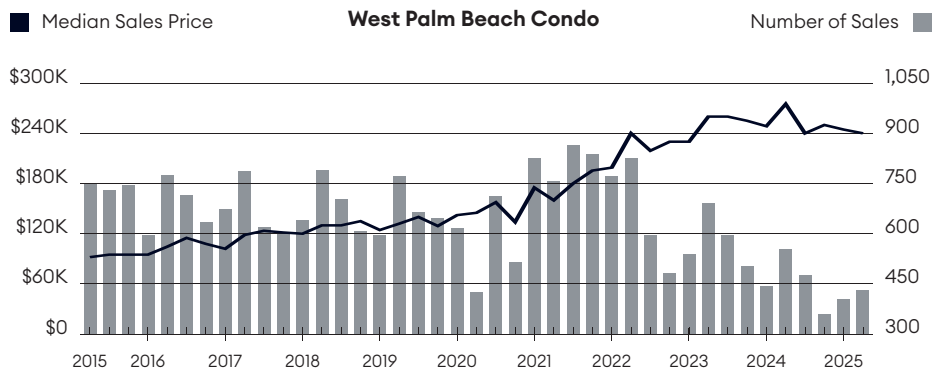
YEAR-OVER-YEAR

- 12.7%**
Prices Median Sales Price
- 22.4%**
Sales Closed Sales
- + 11.7%**
Inventory Total Inventory
- 3.2%**
Negotiability Listing Discount

- Single family price trend indicators increased annually as sales declined
- Condo price trend indicators and sales fell short of year-ago levels



West Palm Beach Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,096,572	18.1%	\$928,539	21.4%	\$903,013
Average Price Per Sq Ft	\$535	14.6%	\$467	17.1%	\$457
Median Sales Price	\$582,500	-1.3%	\$590,000	4.1%	\$559,500
Number of Sales (Closed)	396	29.4%	306	-6.2%	422
Days on Market (From Last List Date)	66	-12.0%	75	10.0%	60
Listing Discount (From Last List Price)	6.5%		6.7%		6.9%
Listing Inventory	653	-3.4%	676	25.8%	519
Months of Supply	4.9	-25.8%	6.6	32.4%	3.7
Average Square Feet	2,051	3.2%	1,988	3.4%	1,984



West Palm Beach Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$357,926	-16.1%	\$426,645	-33.6%	\$538,899
Average Price Per Sq Ft	\$312	-17.2%	\$377	-28.9%	\$439
Median Sales Price	\$240,000	-1.8%	\$244,500	-12.7%	\$275,000
Number of Sales (Closed)	429	6.2%	404	-22.4%	553
Days on Market (From Last List Date)	82	-9.9%	91	32.3%	62
Listing Discount (From Last List Price)	6.5%		7.2%		9.7%
Listing Inventory	1,395	-10.1%	1,552	11.7%	1,249
Months of Supply	9.8	-14.8%	11.5	44.1%	6.8
Average Square Feet	1,149	1.6%	1,131	-6.5%	1,229



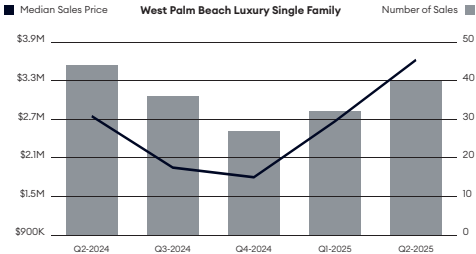
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single family median sales price increased 4.1% annually to \$582,500. Single family sales fell by 6.2% annually to 396 while listing inventory rose 25.8% to 653, slowing the pace of the market. As a result, the market pace to sell all listing inventory at the current sales rate was 32.4% slower annually, with a months of supply of 4.9 months. The median sales price of condos fell

year over year by 12.7% to \$240,000. Condo sales fell 22.4% annually to 429 while listing inventory grew 11.7% to 1,395, slowing the pace of the market. The market pace, the number of months to sell all listing inventory at the current sales rate, was 44.1% slower annually, with a months of supply of 9.8 months. The luxury condo market, comprising the top ten

percent of all condo sales starting at \$600,000 this quarter, also saw a sharp decline in all price trend indicators, mainly because the average sales size fell 25% to 1,778 square feet over the same period. Luxury condo inventory jumped by 41.8% to 173.

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$4,867,145	50.8%	\$3,228,401	42.3%	\$3,420,150
Average Price per Sq Ft	\$1,240	29.6%	\$957	31.9%	\$940
Median Sales Price	\$3,625,000	35.8%	\$2,670,000	31.8%	\$2,750,000
Number of Sales (Closed)	40	25.0%	32	-9.1%	44
Days on Market (From Last List Date)	90	-34.3%	137	-23.7%	118
Listing Discount (From Last List Price)	8.1%		10.0%		10.2%
Listing Inventory	122	-24.2%	161	18.4%	103
Months of Supply	9.2	-39.1%	15.1	31.4%	7.0
Entry Price Threshold	\$2,050,000	13.9%	\$1,800,000	17.1%	\$1,750,000
Average Square Feet	3,924	16.3%	3,373	7.9%	3,638

Luxury Condo Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,461,605	-28.6%	\$2,047,925	-49.7%	\$2,902,936
Average Price per Sq Ft	\$822	-22.8%	\$1,065	-32.9%	\$1,225
Median Sales Price	\$820,000	-45.3%	\$1,500,000	-39.7%	\$1,360,000
Number of Sales (Closed)	43	4.9%	41	-23.2%	56
Days on Market (From Last List Date)	109	0.9%	108	39.7%	78
Listing Discount (From Last List Price)	9.3%		9.4%		14.0%
Listing Inventory	173	-22.4%	223	41.8%	122
Months of Supply	12.1	-25.8%	16.3	86.2%	6.5
Entry Price Threshold	\$600,000	-7.7%	\$650,000	-27.7%	\$830,000
Average Square Feet	1,778	-9.0%	1,954	-25.0%	2,370

By Sales Share West Palm Beach

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	35.0%	39.8%
Single Family Mortgage	65.0%	60.2%
Condo Cash	56.8%	62.0%
Condo Mortgage	43.2%	38.0%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	34.8%	38.2%
Single Family \$500K - \$1M	41.7%	42.9%
Single Family Over \$1M	23.5%	19.0%
Condo Under \$500K	87.9%	83.0%
Condo \$500K - \$1M	9.1%	8.9%
Condo Over \$1M	3.0%	8.1%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	13.9%	11.4%
Single Family At	11.6%	11.6%
Single Family Under	74.5%	77.0%
Condo Over	2.3%	3.6%
Condo At	7.0%	0.0%
Condo Under	90.7%	96.4%

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

Douglas Elliman Real Estate
340 Royal Poinciana Way Suite M302
Palm Beach, FL 33480
561.655.8600 • elliman.com

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

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