

# Elliman Report

**Q3-2025** Palm Beach, FL Sales

## Single Family

### Dashboard

YEAR-OVER-YEAR

**+ 7.4%**  
Prices Median Sales Price

**- 38.5%**  
Sales Closed Sales

**+ 12.9%**  
Inventory Total Inventory

**+ 171 days**  
Marketing Time  
Days on Market

## Condo

### Dashboard

YEAR-OVER-YEAR

**+ 45.9%**  
Prices Median Sales Price

**+ 38.5%**  
Sales Closed Sales

**+ 9.8%**  
Inventory Total Inventory

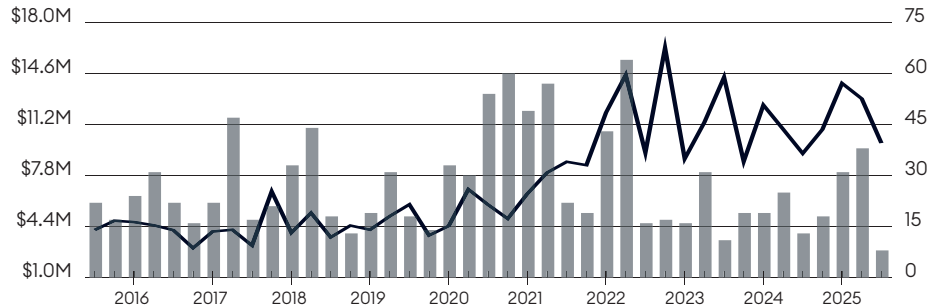
**+ 36 days**  
Marketing Time  
Days on Market

- Single family median sales price rose year over year for the fourth time
- Single family sales dropped as listing inventory expanded
- Condo median and average sales prices as well as sales surged annually

Median Sales Price

Palm Beach Single Family

Number of Sales

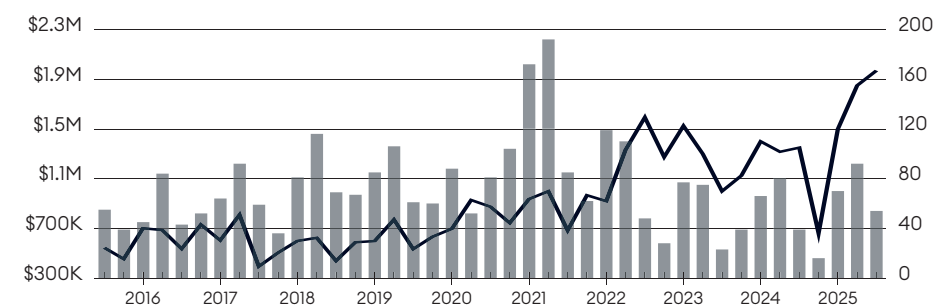


Palm Beach Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$24,488,684	53.9%	\$15,913,189	93.5%	\$12,658,891
Average Price Per Sq Ft	\$2,694	-27.9%	\$3,738	-16.7%	\$3,233
Median Sales Price	\$9,969,688	-22.9%	\$12,925,000	7.4%	\$9,280,000
Number of Sales (Closed)	8	-78.9%	38	-38.5%	13
Days on Market (From Last List Date)	362	127.7%	159	89.5%	191
Listing Discount (From Last List Price)	11.5%		11.9%		18.3%
Listing Inventory	70	-4.1%	73	12.9%	62
Months of Supply	26.3	353.4%	5.8	83.9%	14.3
Average Square Feet	5,283	23.9%	4,263	30.9%	4,035

Median Sales Price

Palm Beach Condo

Number of Sales



Palm Beach Condo Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$2,924,364	9.3%	\$2,676,538	64.3%	\$1,779,355
Average Price Per Sq Ft	\$1,267	-22.1%	\$1,626	38.6%	\$914
Median Sales Price	\$1,970,000	6.5%	\$1,850,000	45.9%	\$1,350,000
Number of Sales (Closed)	54	-41.3%	92	38.5%	39
Days on Market (From Last List Date)	151	18.9%	127	31.3%	115
Listing Discount (From Last List Price)	8.6%		10.5%		6.3%
Listing Inventory	179	-11.4%	202	9.8%	163
Months of Supply	9.9	50.0%	6.6	-20.8%	12.5
Average Square Feet	2,016	22.3%	1,649	16.3%	1,733



Prepared by Miller Samuel Real Estate Appraisers & Consultants

The median sales price for single family homes rose by 7.4% year over year to \$9,969,688 but was nearly twice as high as it was six years ago. There were no bidding wars this quarter as sales fell and listing inventory increased. There were 8 single family sales during the quarter, down 38.5% from the same period last year. Their average size was 5,283 square feet, 30.9% larger than the year-ago quarter. Listing inventory declined by 12.9% to 70 sales, less than the 84

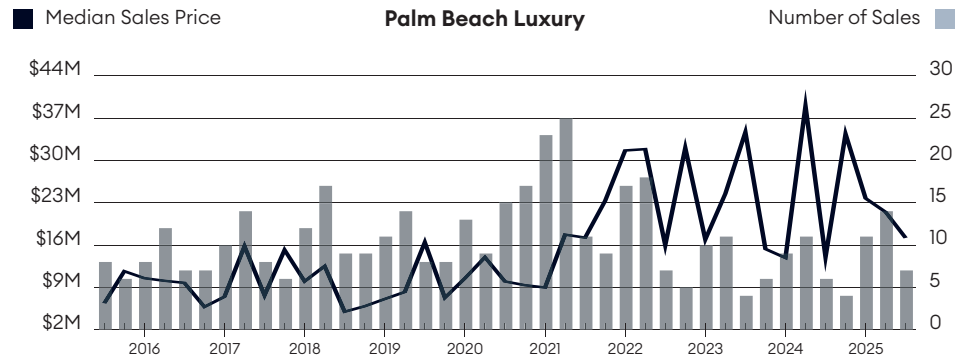
third quarter average for the decade. Cash sales accounted for 100% of all single family sales, representing 12.9% of the total market. Condo sales surged 38.5% to 54 compared to the same period last year, marking the third quarter of consecutive increases. Meanwhile, listing inventory increased by 9.8%, overpowered by the burst in sales. There were no bidding wars in the condo market this quarter while cash sales accounted for

92.5%, representing 87.1% of the total market. Their average size was 2,016 square feet, 16.3% larger than the year-ago quarter. The luxury market, which comprises the top ten percent of all condo sales and started at \$9,200,000 this quarter, had a median sales price of \$17,200,000, surging 22.5% from the same quarter last year. Luxury condo inventory rose by 20.4% to 65.

## Luxury

- Average and median sales prices surged year over year
- Listing inventory increased annually for the first time in four quarters
- Days on market expanded sharply year over year
- All sales were made with cash this quarter

Luxury Mix	Sales Share	Volume Share
> \$20M (%)	42.9%	74.2%
\$10M - \$20M (%)	42.9%	21.3%
Min. - \$10M (%)	14.3%	4.5%



Luxury Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$29,450,639	10.4%	\$26,687,850	44.3%	\$20,410,921
Average Price Per Sq Ft	\$3,543	-24.4%	\$4,686	-5.1%	\$3,733
Median Sales Price	\$17,200,000	-19.9%	\$21,475,000	22.5%	\$14,045,000
Number of Sales (Closed)	7	-50.0%	14	16.7%	6
Days on Market (From Last List Date)	434	166.3%	163	60.1%	271
Listing Discount (From Last List Price)	8.3%		12.4%		16.2%
Listing Inventory	65	62.5%	40	20.4%	54
Months of Supply	27.9	224.4%	8.6	3.3%	27.0
Entry Threshold	\$9,200,000	-40.6%	\$15,498,550	-9.1%	\$10,125,525
Average Square Feet	6,104	8.3%	5,635	5.5%	5,788

## North End & South End

- The North End median sales price increased annually for the fifth time
- Both North End and South End sales expanded year over year
- The South End price trend indicators fell short of year-ago levels

North End Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$10,517,035	24.7%	\$8,433,935	20.8%	\$8,708,123
Average Price Per Sq Ft	\$2,355	-26.8%	\$3,217	-22.8%	\$3,049
Median Sales Price	\$6,825,000	18.4%	\$5,764,363	7.5%	\$6,350,000
Number of Sales (Closed)	29	-67.8%	90	38.1%	21
Average Square Feet	2,981	10.8%	2,691	-1.6%	3,031

South End Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$1,479,730	-35.6%	\$2,297,214	-10.2%	\$1,648,059
Average Price Per Sq Ft	\$797	-40.4%	\$1,338	-1.4%	\$808
Median Sales Price	\$1,200,000	2.1%	\$1,175,000	-0.8%	\$1,210,000
Number of Sales (Closed)	33	-17.5%	40	6.5%	31
Average Square Feet	1,955	1.5%	1,927	4.8%	1,865

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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