

2025
PALM BEACH
MARKET
REPORT

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Q3

2025

TOWN OF
PALM BEACH



Town of Palm Beach

Third Quarter Highlights



SINGLE FAMILY HIGHLIGHTS

The 3rd Quarter of 2025 experienced a slowdown in the volume of closed sales as transaction declined 31%. There were only 9 sales in the 3rd Quarter of this year compared to 13 sales during the prior year. Despite the decline in the number of sales, the average sale price surged to \$21.937M or 32% higher than last year. The median sale price was 23% lower, ending this Quarter at \$7.840M.

The average price per square foot had a more modest change, up just 2% over last year, ending at an average of \$3,146/SF. Some of the prominent sales this Quarter include 203 S. Lake Trail selling for over \$86.5M and 1214 N. Ocean Blvd., which sold for \$37M.

The average marketing time for homes sold in this period increased to 325 days.

CONDO, CO-OP, & TOWNHOUSE HIGHLIGHTS

The 3rd Quarter of 2025 was an active and dynamic period for the Condo/Coop/TH sector on Palm Beach Island as there were 60 sales this period. This was an increase of 15% over last year's 3rd Quarter and signals good market momentum going forward to the last Quarter of 2025.

The average sale price increased by 49% to \$2,403,000. The price per square foot followed and increased to \$1,059 per square foot or 20% higher than last year. Statistical price measures have been inflated due to several higher priced sales in this 3rd Quarter. Notable sales include 102 Gulfstream Road which sold for \$17.2M and 220 Brazilian Avenue which sold for just over \$16M.

The average days-on-market increased to 164 days.

Town of Palm Beach (All Areas)

Single-Family Homes



Average Days
On Market 2025

325

Average Days
On Market 2024

215

Q3 2025

Q3 2024

of Sales

9

13

-31%

Average Price

\$21,937,000

\$16,617,000

+32%

Median Price

\$7,840,000

\$10,126,000

-23%

Price Per Sq Foot

\$3,146

\$3,092

+2%

Town of Palm Beach (All Areas)

Cooperative and Condominium Sales



Average Days
On Market 2025

164

Average Days
On Market 2024

109

	Q3 2025	Q3 2024	
# of Sales	60	52	+15%
Average Price	\$2,403,000	\$1,609,000	+49%
Median Price	\$1,180,000	\$780,000	+51%
Price Per Sq Foot	\$1,059	\$885	+20%

Q3

2025

SELECT WEST
PALM BEACH
AREAS



Select West Palm Beach Areas

Third Quarter Highlights



SINGLE FAMILY HIGHLIGHTS

There were 118 closed Single Family Homes sales in the West Palm Beach “Select Market Areas”, a decrease of 9% compared to the prior year. Although there was a decrease in sales volume, the average sale price increased by 19% to \$1.272M. The median sale price was \$640,000, up 16% from \$550,000 in the same Quarter of last year.

The average price per square foot was \$587/SF, an 11% increase this Quarter. Notable sales this period included 259 Barcelona Road which sold for just over \$7.7M and 127 Murray Road which sold for just over \$7.4M.

The marketing time for all homes sold this period increased to an average of 101 days.

CONDO CO-OP HIGHLIGHTS

There were 100 closed Condo sales in the West Palm Beach “Select Market Areas”, a decrease of 46% compared to the 3rd Quarter of the prior year. However, the average sale price increased by 47% to \$845,000. This was due to a couple of higher priced sales this Quarter.

The Median sale price increased to \$420,000, a 22% bump up from \$345,000 in the 3rd Quarter 2024. Notable sales this year include 1100 S. Flagler Drive, Unit 2203 which sold for just over \$15M and 622 N. Flagler Drive, Unit 201 which sold for just over \$4.9M.

The marketing time for Condos/Coops and Townhouses increased to an average of 107 days.

West Palm Beach

Single-Family Homes



Average Days
On Market 2025

101

Average Days
On Market 2024

77

Q3 2025

Q3 2024

of Sales

118

129

-9%

Average Price

\$1,272,000

\$1,073,000

+19%

Median Price

\$640,000

\$550,000

+16%

Price Per Sq Foot

\$587

\$529

+11%

West Palm Beach

Condominium and Cooperative Sales



Average Days
On Market 2025

107

Average Days
On Market 2024

90

Q3 2025

Q3 2024

of Sales

100

184

-46%

Average Price

\$845,186

\$575,000

+47%

Median Price

\$420,000

\$345,000

+22%

Price Per Sq Foot

\$466

\$391

+19%

Contact Us

THIRD QUARTER 2025

Palm Beach Residential Market Report

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