

Q1

2026
PALM BEACH
MARKET
REPORT

PALM BEACH



Brown Harris Stevens THE Craft OF Research

Q1

2026

TOWN OF
PALM BEACH



Town of Palm Beach

First Quarter Highlights



SINGLE FAMILY HIGHLIGHTS

The 1st Quarter signaled a robust start to the year with rising sales volume, higher price measures and persistent demand. There was a 36% spike in sales volume with 38 sales this period versus 28 sales in the 1st Quarter of 2025. Price measures were inflated due to high priced, outlier transactions that took place. The average sales price was \$19,608,000 or 22% higher than last year.

The average price per square foot increased 18% compared to last year, ending at an average of \$3,674/SF. Some of the prominent sales this Quarter included 260 N. Ocean Boulevard selling for just over \$76M and 102 Angler Avenue, which sold for over \$58M.

The average marketing time for homes sold in this period decreased to 134 days.

CONDO, CO-OP, & TOWNHOUSE HIGHLIGHTS

The 1st Quarter of 2026 showed increased activity as well for Condo/Coop/TH sales on Palm Beach Island as there were 110 sales this period. This was a significant increase of 39% over last year's 1st Quarter and signals good market momentum going forward to the second quarter of 2026.

The average sale price decreased by 14% to \$2,409,000. The price per square foot decreased slightly to \$1,243 per square foot or 2% lower than last year. Notable sales include 314 Chilean Avenue, which sold for just over \$12M and 401 Chilean Avenue, which also sold for \$12M.

The average days-on-market increased to 137 days.

Town of Palm Beach (All Areas)

Single-Family Homes



Average Days
On Market 2026

134

Average Days
On Market 2025

148

Q1 2026

Q1 2025

	Q1 2026	Q1 2025	
# of Sales	38	28	+36%
Average Price	\$19,608,000	\$16,056,000	+22%
Median Price	\$12,800,000	\$14,000,000	-9%
Price Per Sq Foot	\$3,674	\$3,117	+18%

Town of Palm Beach (All Areas)

Cooperative and Condominium Sales



Average Days
On Market 2026

137

Average Days
On Market 2025

119

Q1 2026

Q1 2025

	Q1 2026	Q1 2025	
# of Sales	110	79	+39%
Average Price	\$2,409,000	\$2,797,000	-14%
Median Price	\$1,550,000	\$1,390,000	+12%
Price Per Sq Foot	\$1,243	\$1,267	-2%

Q1 2026

SELECT WEST
PALM BEACH
AREAS



Select West Palm Beach Areas

First Quarter Highlights



SINGLE FAMILY HIGHLIGHTS

In the 1st Quarter of 2026, there were 140 closed Single Family Homes sales in the West Palm Beach “Select Market Areas” - the same amount of sales volume as the prior year. The average sale price increased by 52% to \$1,880,000. The median sale price is \$970,000, up 37% from \$710,000 in the same Quarter of last year.

The average price per square foot is \$725/SF, a 25% increase this Quarter. Price measures were propelled higher because there were a few higher priced sales that transferred during this period including 7621 S. Flagler Drive, which sold for just over \$15M and 256/262 Cordova Road, which sold for just over \$10.8M.

The marketing time for all homes sold this period decreased to an average of 80 days.

CONDO CO-OP HIGHLIGHTS

There were 155 closed Condo sales in the West Palm Beach “Select Market Areas”, an increase of 16% compared to the 1st Quarter of 2025. The average sale price experienced a moderate increase of 7% to \$940,000. This was due to several higher priced sales this Quarter.

The Median sale price increased to \$550,000, a 24% jump from \$442,500 in the 1st Quarter the prior year. Notable sales this year include 622 N. Flagler Drive, Unit #604, which sold for \$6.5M and 400 N. Flagler Drive, PH #C, which sold for \$5.5M.

The marketing time for Condos/Coops and Townhouses decreased to an average of 99 days.

West Palm Beach

Single-Family Homes



Average Days
On Market 2026

80

Average Days
On Market 2025

98

Q1 2026

Q1 2025

	Q1 2026	Q1 2025	
# of Sales	140	140	+0%
Average Price	\$1,880,000	\$1,240,000	+52%
Median Price	\$970,000	\$710,000	+37%
Price Per Sq Foot	\$725	\$582	+25%

West Palm Beach

Condominium and Cooperative Sales



BHSID R11164807

Average Days
On Market 2026

99

Average Days
On Market 2025

138

	Q1 2026	Q1 2025	
# of Sales	155	134	+16%
Average Price	\$940,000	\$877,000	+7%
Median Price	\$550,000	\$442,500	+24%
Price Per Sq Foot	\$602	\$519	+16%

Contact Us

FIRST QUARTER 2026

Palm Beach Residential Market Report

Ava Van de Water

Executive Vice President/Broker

353 Worth Avenue

Palm Beach, FL 33480

Tel: 561-659-6400

50 Coconut Row, Suite 104

Palm Beach, FL 33480

Tel: 561-659-6400

4622 S. Dixie Highway

West Palm Beach, FL 33405

Tel: 561-805-5050

BHS Relocation Services

445 Park Avenue, 10th Floor

New York, NY 10022

Tel: 212-381-6521

BHS THE Craft OF Research

©2026 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.