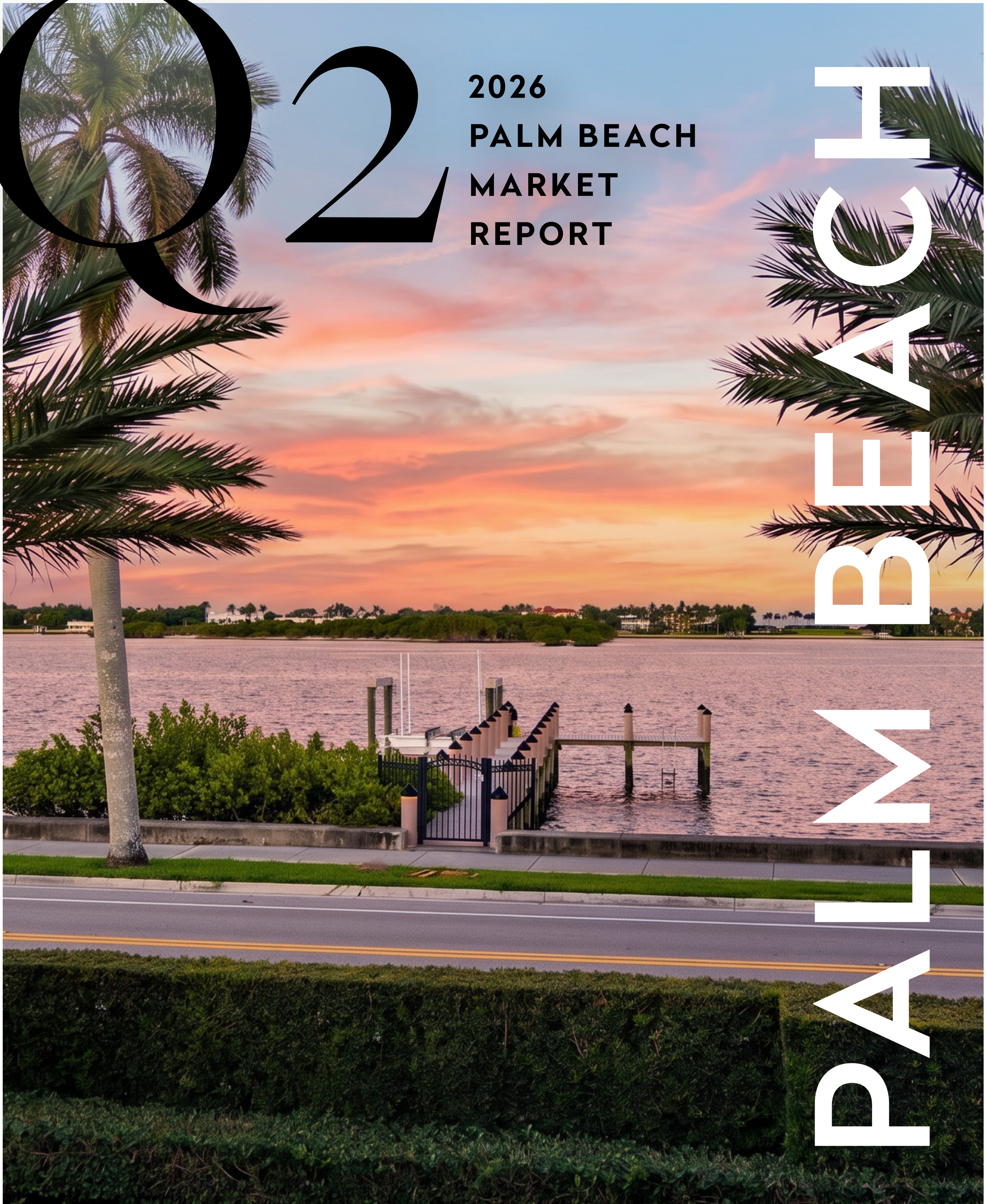
Q2

2026 PALM BEACH MARKET REPORT



Brown Harris Stevens THE Craft OF Research

BHSID B26024902

Q2

2026

TOWN OF

PALM BEACH

SECOND QUARTER 2026

Town of Palm Beach

Second Quarter Highlights

SINGLE FAMILY HIGHLIGHTS

The 2nd Quarter of 2026 has continued the upward momentum experienced in the 1st Quarter of the year. Demand from ultra-high net worth buyers remains unrelenting and a structural scarcity of inventory continues to push values higher. There was a 33% spike in sales volume over the prior year. The market sustained several consecutive Quarters with increasing price measures.

The average sales price is $16,657,000, approximately 5% higher than last year. The median sale price increased by 14% ending this Quarter at $13,860,000. The average price per square foot increased 6% compared to last year, displaying an average of $3,697/SF. Some of the highest value sales this Quarter included 1610 N. Ocean Boulevard, selling for just over $55M; and 115 Via La Selva, which sold for just over $43M.

The average marketing time for homes sold in this period decreased to 123 days.

CONDO, CO-OP, & TOWNHOUSE HIGHLIGHTS

The Condo/Coop/Townhouse market also experienced an upswing in sales for the 2nd Quarter of 2026 as there were 141 sales this period. This was a significant increase of 48% over last year and signals potential positive growth in this market segment for the remainder of the year. While sales volume was strong, price measures were lower this period at there were fewer sales over $5M.

The average sale price decreased by 12% to $2,462,000. The price per square foot declined to $1,167/SF or 16% lower than last year. Notable sales this period included 218 Brazilian Avenue, which sold for $15M; and 2 N. Breakers Row, which sold for $13.5M.

The average days-on-market increased to 128 days.

SECOND QUARTER 2026

Town of Palm Beach (All Areas)

Single-Family Homes

Average Days On Market 2026	Average Days On Market 2025
123	151

	Q2 2026	Q2 2025	
# of Sales	52	39	+33%
Average Price	$16,657,000	$15,831,000	+5%
Median Price	$13,860,000	$12,125,000	+14%
Price Per Sq Foot	$3,697	$3,495	+6%

SECOND QUARTER 2026

Town of Palm Beach (All Areas)

Cooperative and Condominium Sales

Average Days On Market 2026	Average Days On Market 2025
128	127

	Q2 2026	Q2 2025	
# of Sales	141	95	+48%
Average Price	$2,462,000	$2,808,000	-12%
Median Price	$1,500,000	$1,725,000	-13%
Price Per Sq Foot	$1,167	$1,393	-16%

Q2 2026

SELECT WEST
PALM BEACH
AREAS

Select West Palm Beach Areas

Second Quarter Highlights

SINGLE FAMILY HIGHLIGHTS

There were 198 closed Single Family Homes sales in the West Palm Beach "Select Market Areas", an increase of 30%. While sales volume was strong, price measures demonstrated mixed results. The average sale price decreased by 15% to $1,506,000.

The median sale price was $780,000 this Quarter, a 13% drop compared to last year. However, the average price per square foot increased to $658/SF. Some of the highest priced sales this Quarter were 7810 S. Flagler Drive, which sold for just over $18M; and 124 Forest Hill Boulevard, which sold for just over $10.2M

The marketing time for all homes sold this period decreased to an average of 75 days.

CONDO CO-OP HIGHLIGHTS

There were 170 closed Condo sales in the West Palm Beach "Select Market Areas", an increase of 26% compared to the 2nd Quarter of 2025.

The average sale price displayed an increase of 32% to $925,000. The Median sale price increased to $480,000, a 23% spike from the prior year. Notable sales this period included 1100 S. Flagler Drive, Unit 1801, which sold for just over $19M; and 200 Arkona Court, Unit PH-G, which sold for $8M.

The marketing time for Condos/Coops and Townhouses decreased to an average of 86 days.

SECOND QUARTER 2026

West Palm Beach

Single-Family Homes

Average Days On Market 2026	Average Days On Market 2025
75	86

	Q2 2026	Q2 2025	
# of Sales	198	152	+30%
Average Price	$1,506,000	$1,780,000	-15%
Median Price	$780,000	$898,000	-13%
Price Per Sq Foot	$658	$657	0%

SECOND QUARTER 2026

West Palm Beach

Condominium and Cooperative Sales

Average Days On Market 2026	Average Days On Market 2025
86	107

	Q2 2026	Q2 2025	
# of Sales	170	135	+26%
Average Price	$925,000	$702,000	+32%
Median Price	$480,000	$390,000	+23%
Price Per Sq Foot	$526	$439	+20%

Contact Us

SECOND 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 Cocoanut 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