

2026
PALM BEACH
MARKET
REPORT

PALM BEACH

Brown Harris Stevens *THE Craft of Research*

Q3

2026

TOWN OF
PALM BEACH



Town of Palm Beach

Third Quarter Highlights



SINGLE FAMILY HIGHLIGHTS

The 3rd Quarter of 2026 displayed continued strength in the market as demand continues to be elevated from ultra-high net worth buyers. These buyers are competing for increasingly scarcer inventory and have not yet been deterred by rising prices. There was a significant increase of Single-Family Home sales on Palm Beach Island relative to the 3rd Quarter of 2025. There was a major spike in sales volume with 25 closed sales versus only 9 sales last year.

The average sales price was \$13,559,000 reflecting a -38% decrease compared to last year. This was because there were so few sales last year the prior average was unusually inflated. However, the median sale price increased by 35%, ending this quarter at \$10,556,000. The average price per square foot increased by 5% compared to last year, ending at an average of \$3,319/SF. Some of the most significant sales this quarter included 143 E. Inlet Drive, selling for just over \$30M; and 608 Island Drive, which sold for \$40M.

The average marketing time for homes sold in this period decreased to 126 days.

CONDO, CO-OP, & TOWNHOUSE HIGHLIGHTS

The Condo/Coop/TH market on Palm Beach Island also experienced an upswing in sales for the the 3rd Quarter of 2026 as there were 78 sales this period. This was an increase of 30% over last year's 3rd Quarter and signals strong market momentum going forward into the remainder of 2026.

The average sale price decreased by 24% to \$1,817,000 as last year's figure was inflated by a few high outliers. The price per square foot decreased to \$1,026 per square foot or -3% lower than last year. Notable sales include 260 Everglade Avenue, which sold for \$9M and 2 Sloans Curve Drive, which sold for \$17M.

The average days-on-market decreased to 118 days.

THIRD QUARTER 2026

Town of Palm Beach (All Areas)

Single-Family Homes



Average Days
On Market 2026

126

Average Days
On Market 2025

325

Q3 2026

Q3 2025

of Sales

25

9

+178%

Average Price

\$13,559,000

\$21,937,000

-38%

Median Price

\$10,556,000

\$7,840,000

+35%

Price Per Sq Foot

\$3,319

\$3,146

+5%

Town of Palm Beach (All Areas)

Cooperative and Condominium Sales



Average Days
On Market 2026

118

Average Days
On Market 2025

164

Q3 2026

Q3 2025

# of Sales	78	60	+30%
Average Price	\$1,817,000	\$2,403,000	-24%
Median Price	\$920,000	\$1,180,000	-22%
Price Per Sq Foot	\$1,026	\$1,059	-3%

Q3

2026

SELECT WEST
PALM BEACH
AREAS



Select West Palm Beach Areas

Third Quarter Highlights



SINGLE FAMILY HIGHLIGHTS

There were 128 closed Single Family Homes sales in the West Palm Beach “Select Market Areas”, an increase of 8%. The average sale price increased by 41% to \$1,790,000. The price measures were inflated by several higher priced sales this Quarter. The median sale price was \$865,000, a 35% jump compared to the same Quarter of last year.

The average price per square foot increased to \$698/SF. Prominent sales this quarter included 122 Bloomfield Drive, which sold for just over \$15M and 2914 N. Flagler Drive, which sold for just over \$20M.

The marketing time for all homes sold this period decreased to an average of 78 days.

CONDO CO-OP HIGHLIGHTS

There were 122 closed Condo sales in the West Palm Beach “Select Market Areas”, an increase of 22% compared to the 3rd Quarter of 2025. The average sale price experienced a slight increase of 5% to \$886,000.

The median sale price decreased slightly to \$405,000, a -4% dip from the 3rd Quarter of the prior year. Notable sales this year included 1333 N. Flagler Drive, Unit 2202, which sold for just over \$10M and 1333 N. Flagler Drive, Unit TH C 301, which also sold for just over \$10M.

The marketing time for Condos/Coops and Townhouses decreased to an average of 89 days.

West Palm Beach

Single-Family Homes



Average Days
On Market 2026

78

Average Days
On Market 2025

101

Q3 2026

Q3 2025

of Sales

128

118

+8%

Average Price

\$1,790,000

\$1,272,000

+41%

Median Price

\$865,000

\$640,000

+35%

Price Per Sq Foot

\$698

\$587

19%

West Palm Beach

Condominium and Cooperative Sales



Average Days
On Market 2026

89

Average Days
On Market 2025

107

Q3 2026

Q3 2025

of Sales

122

100

+22%

Average Price

\$886,000

\$845,000

+5%

Median Price

\$405,000

\$420,000

-4%

Price Per Sq Foot

\$521

\$466

+12%

Contact Us

THIRD QUARTER 2026

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