

Elliman Report

Q4-2025 West Palm Beach, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

= **0.0%**
Prices Median Sales Price

+ **33.5%**
Sales Closed Sales

- **1.8%**
Inventory Total Inventory

+ **2.0%**
Negotiability Listing Discount

Condo

Dashboard

YEAR-OVER-YEAR

- **6.0%**
Prices Median Sales Price

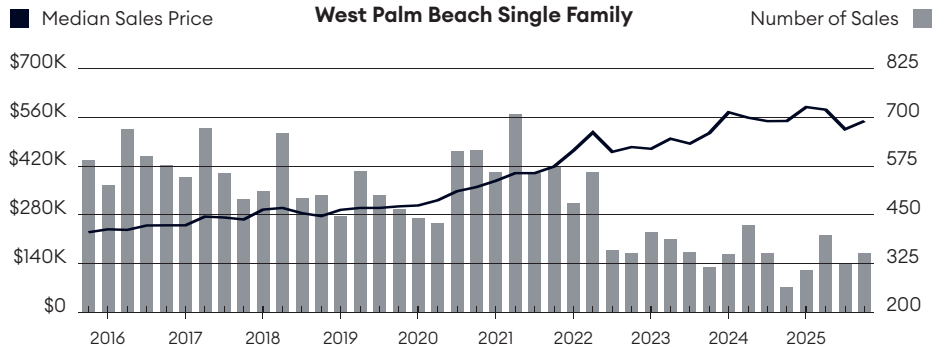
+ **13.4%**
Sales Closed Sales

- **7.4%**
Inventory Total Inventory

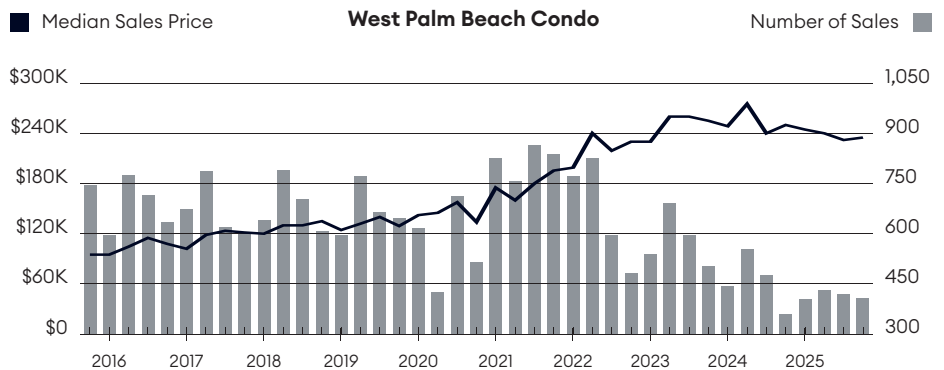
+ **1.4%**
Negotiability Listing Discount

- The median sales price showed stability as sales surged year over year

- Condo price trend indicators continued to decline year over year



West Palm Beach Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$924,186	6.6%	\$867,060	23.5%	\$748,389
Average Price Per Sq Ft	\$468	5.2%	\$445	14.4%	\$409
Median Sales Price	\$549,900	4.5%	\$526,250	0.0%	\$550,000
Number of Sales (Closed)	351	9.0%	322	33.5%	263
Days on Market (From Last List Date)	66	-4.3%	69	3.1%	64
Listing Discount (From Last List Price)	7.8%		7.3%		5.8%
Listing Inventory	641	2.4%	626	-1.8%	653
Months of Supply	5.5	-5.2%	5.8	-25.7%	7.4
Average Square Feet	1,975	1.4%	1,947	7.9%	1,830



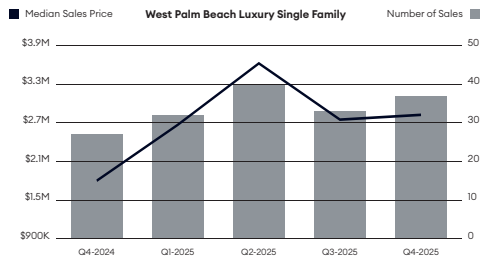
West Palm Beach Condo Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$363,375	2.2%	\$355,718	-6.7%	\$389,596
Average Price Per Sq Ft	\$317	2.6%	\$309	-4.5%	\$332
Median Sales Price	\$235,000	1.3%	\$232,000	-6.0%	\$250,000
Number of Sales (Closed)	405	-2.9%	417	13.4%	357
Days on Market (From Last List Date)	90	8.4%	83	30.4%	69
Listing Discount (From Last List Price)	7.1%		10.1%		5.7%
Listing Inventory	1,346	4.1%	1,293	-7.4%	1,454
Months of Supply	10.0	7.5%	9.3	-18.0%	12.2
Average Square Feet	1,147	-0.3%	1,150	-2.2%	1,173

The number of single family sales surged by 33.5% year over year to 351, while the listing inventory of single families slipped by 1.8% to 641, still well above the fourth quarter decade average of 391. Months of supply, the number of months to sell all single family listings at the current sales rate was 5.5 months, 25.7%

faster than the same period last year. The median sales price for single family homes was unchanged year over year at \$549,900. Condo sales also increased annually, rising by 13.4% to 405. Meanwhile, condo listing inventory fell by 7.4% annually, accelerating the market pace by 18% to 10 months. The

luxury condo market, which comprised the top 10% of all condo sales and started at \$620,000 this quarter, had a median sales price of \$812,500, down sharply from the same quarter last year. Luxury condo inventory edged higher by 0.5% to 206.

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$3,483,293	5.3%	\$3,307,395	49.3%	\$2,332,569
Average Price per Sq Ft	\$1,018	6.8%	\$953	17.4%	\$867
Median Sales Price	\$2,824,485	2.7%	\$2,750,000	56.9%	\$1,800,000
Number of Sales (Closed)	37	12.1%	33	37.0%	27
Days on Market (From Last List Date)	101	-24.6%	134	20.2%	84
Listing Discount (From Last List Price)	12.4%		10.4%		7.6%
Listing Inventory	180	19.2%	151	-24.7%	239
Months of Supply	14.6	6.6%	13.7	-45.1%	26.6
Entry Price Threshold	\$1,600,000	-1.5%	\$1,624,100	26.0%	\$1,270,000
Average Square Feet	3,423	-1.4%	3,472	27.2%	2,691

Luxury Condo Matrix (Top 10% of Sales)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$1,566,671	-0.7%	\$1,577,061	-4.4%	\$1,638,848
Average Price per Sq Ft	\$866	2.6%	\$844	-0.1%	\$867
Median Sales Price	\$812,500	4.2%	\$780,000	-32.3%	\$1,200,000
Number of Sales (Closed)	41	-2.4%	42	13.9%	36
Days on Market (From Last List Date)	111	24.7%	89	44.2%	77
Listing Discount (From Last List Price)	9.5%		16.0%		7.3%
Listing Inventory	206	-3.7%	214	0.5%	205
Months of Supply	15.1	-1.3%	15.3	-11.7%	17.1
Entry Price Threshold	\$620,000	24.0%	\$500,000	-12.1%	\$705,000
Average Square Feet	1,809	-3.2%	1,869	-4.3%	1,891

By Sales Share West Palm Beach

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	34.7%	35.8%
Single Family Mortgage	65.3%	64.2%
Condo Cash	55.4%	57.6%
Condo Mortgage	44.6%	42.4%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	41.0%	41.1%
Single Family \$500K - \$1M	36.5%	45.2%
Single Family Over \$1M	22.5%	13.7%
Condo Under \$500K	87.9%	86.0%
Condo \$500K - \$1M	8.6%	6.4%
Condo Over \$1M	3.5%	7.6%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	8.3%	11.4%
Single Family At	15.7%	14.4%
Single Family Under	76.1%	74.1%
Condo Over	4.9%	2.8%
Condo At	4.9%	2.8%
Condo Under	90.2%	94.4%

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

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