

THE BEACH TOWNS
OF PALM BEACH
COUNTY

FLORIDA

JUNO BEACH TO DELRAY BEACH

PALM BEACH TOWNS

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$1,000,000**

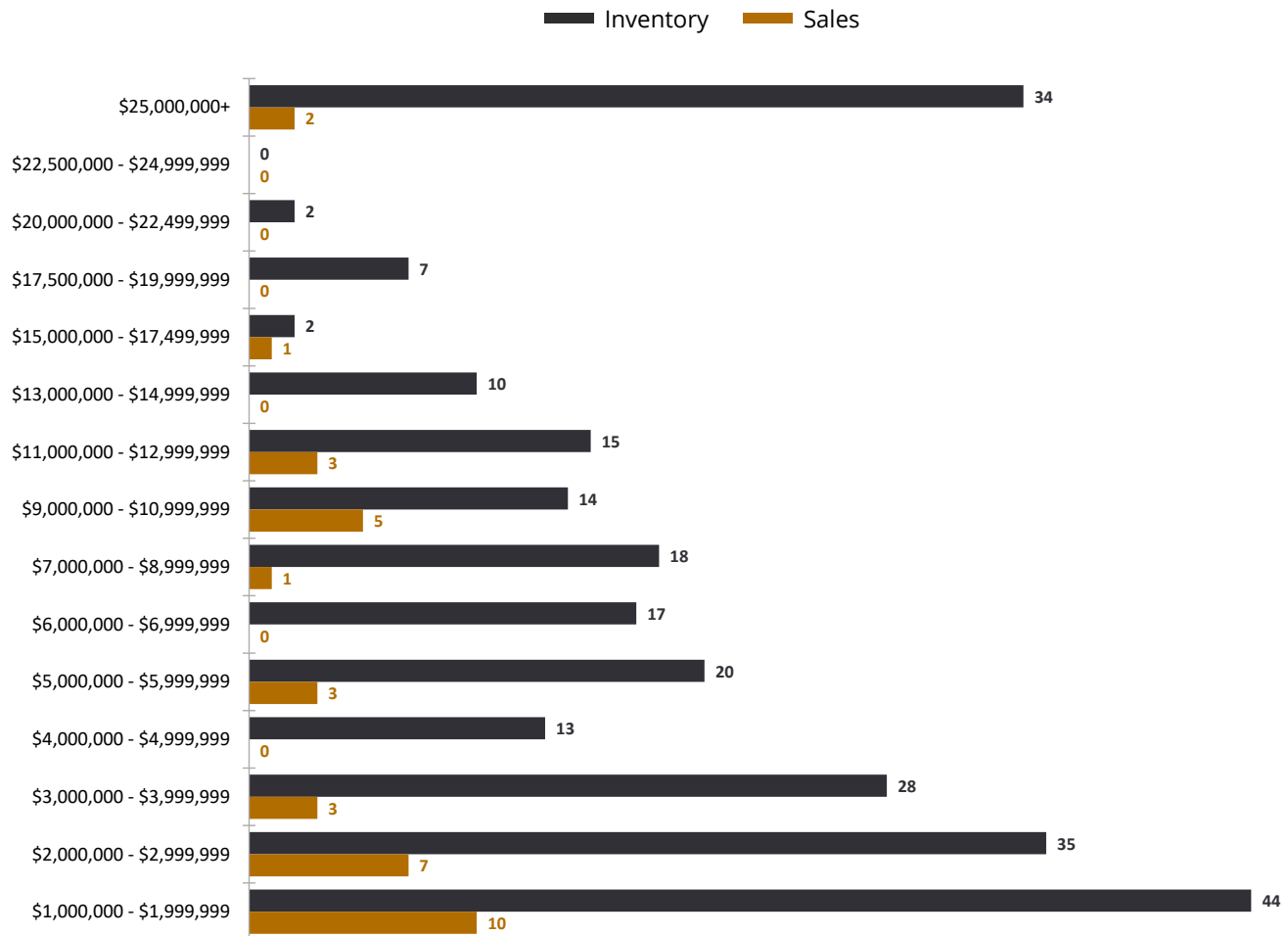
LUXURY INVENTORY VS. SALES | AUGUST 2026

Total Inventory: **259**

Total Sales: **35**

Total Sales Ratio²: **14%**

Balanced Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,375,000	3	3	5	43	12%
2,000 - 3,499	\$2,125,000	4	4	13	74	18%
3,500 - 4,999	\$3,900,000	4	5	9	66	14%
5,000 - 6,499	\$9,177,900	5	7	5	32	16%
6,500 - 7,999	\$18,000,000	5	5	2	19	11%
8,000+	\$27,500,000	7	11	1	22	5%

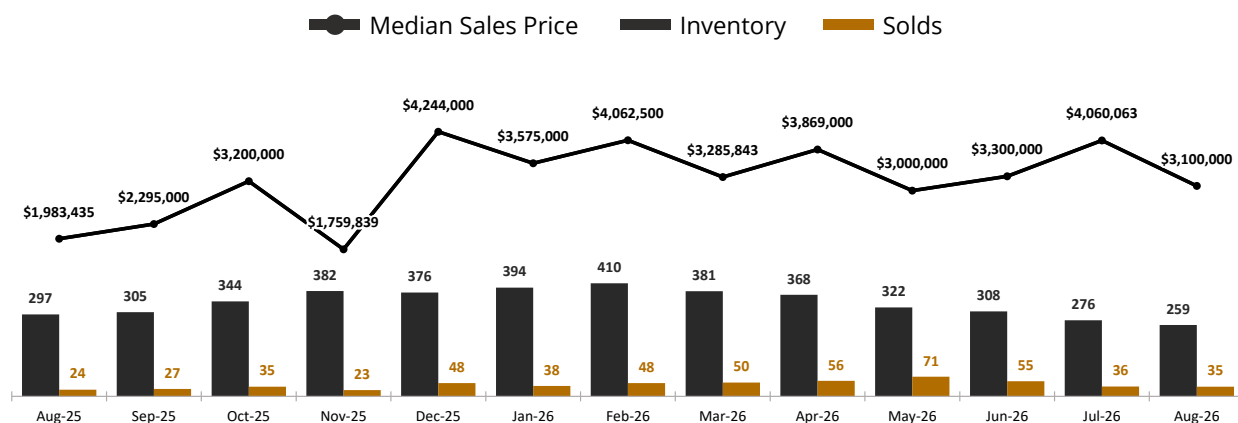
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

PALM BEACH TOWNS

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$1,000,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2025 Aug. 2026
297 259

VARIANCE: **-13%**

TOTAL SOLD

Aug. 2025 Aug. 2026
24 35

VARIANCE: **46%**

SALES PRICE

Aug. 2025 Aug. 2026
\$1.98m \$3.10m

VARIANCE: **56%**

SALE PRICE PER SQFT.

Aug. 2025 Aug. 2026
\$746 \$936

VARIANCE: **25%**

SALE TO LIST PRICE RATIO

Aug. 2025 Aug. 2026
88.87% 89.47%

VARIANCE: **1%**

DAYS ON MARKET

Aug. 2025 Aug. 2026
70 119

VARIANCE: **70%**

PALM BEACH TOWNS MARKET SUMMARY | AUGUST 2026

- The single-family luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **89.47% of list price** in August 2026.
- The most active price band is **\$15,000,000-\$17,499,999**, where the sales ratio is **50%**.
- The median luxury sales price for single-family homes is **\$3,100,000**.
- The median days on market for August 2026 was **119** days, up from **70** in August 2025.

³Square foot table does not account for listings and sells where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.

PALM BEACH TOWNS

ATTACHED HOMES
Luxury Benchmark Price¹: **\$850,000**

LUXURY INVENTORY VS. SALES | AUGUST 2026

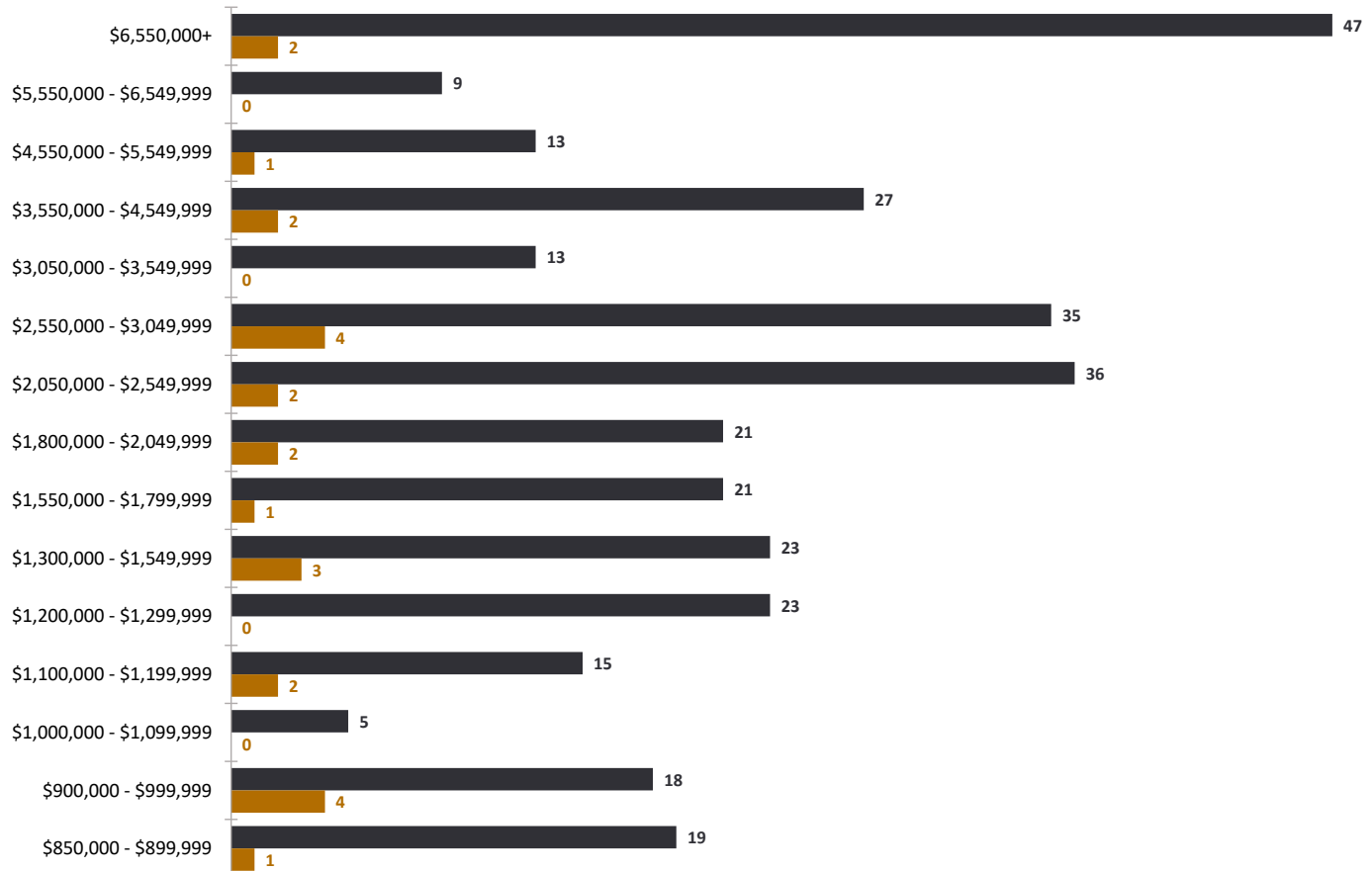
Total Inventory: **325**

Total Sales: **24**

Total Sales Ratio²: **7%**

Buyer's Market

Inventory Sales



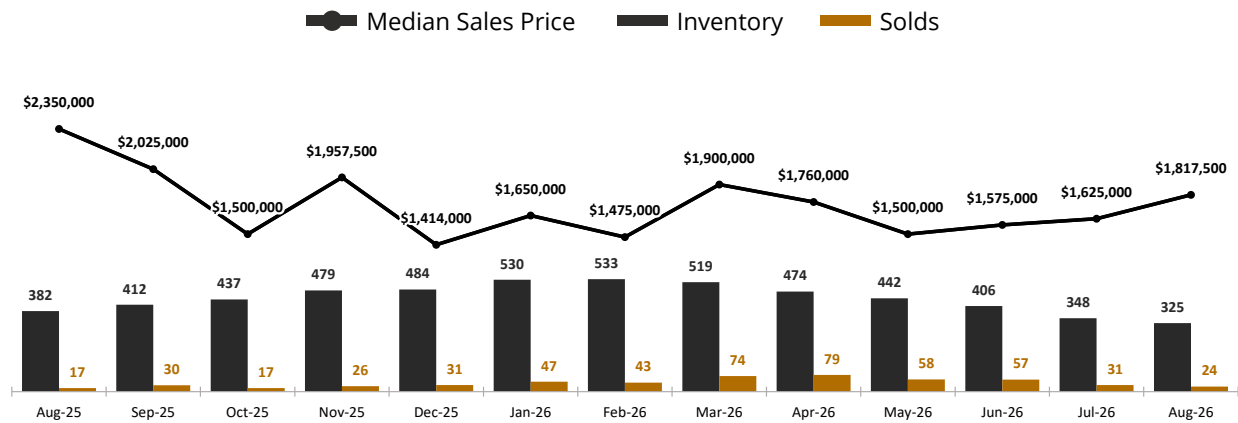
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	NA	NA	NA	0	6	0%
1,000 - 1,499	\$1,110,000	2	2	2	56	4%
1,500 - 1,999	\$2,200,000	2	3	5	78	6%
2,000 - 2,499	\$1,627,500	3	3	8	72	11%
2,500 - 2,999	\$2,499,000	3	4	5	50	10%
3,000+	\$2,260,000	3	4	4	63	6%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

PALM BEACH TOWNS

ATTACHED HOMES
Luxury Benchmark Price¹: **\$850,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2025 Aug. 2026
382 **325**

VARIANCE: **-15%**

TOTAL SOLDS

Aug. 2025 Aug. 2026
17 **24**

VARIANCE: **41%**

SALES PRICE

Aug. 2025 Aug. 2026
\$2.35m **\$1.82m**

VARIANCE: **-23%**

SALE PRICE PER SQFT.

Aug. 2025 Aug. 2026
\$939 **\$836**

VARIANCE: **-11%**

SALE TO LIST PRICE RATIO

Aug. 2025 Aug. 2026
89.80% **91.61%**

VARIANCE: **2%**

DAYS ON MARKET

Aug. 2025 Aug. 2026
113 **81**

VARIANCE: **-28%**

PALM BEACH TOWNS MARKET SUMMARY | AUGUST 2026

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **91.61% of list price** in August 2026.
- The most active price band is **\$900,000-\$999,999**, where the sales ratio is **22%**.
- The median luxury sales price for attached homes is **\$1,817,500**.
- The median days on market for August 2026 was **81** days, down from **113** in August 2025.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.