

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 | MAY 2026

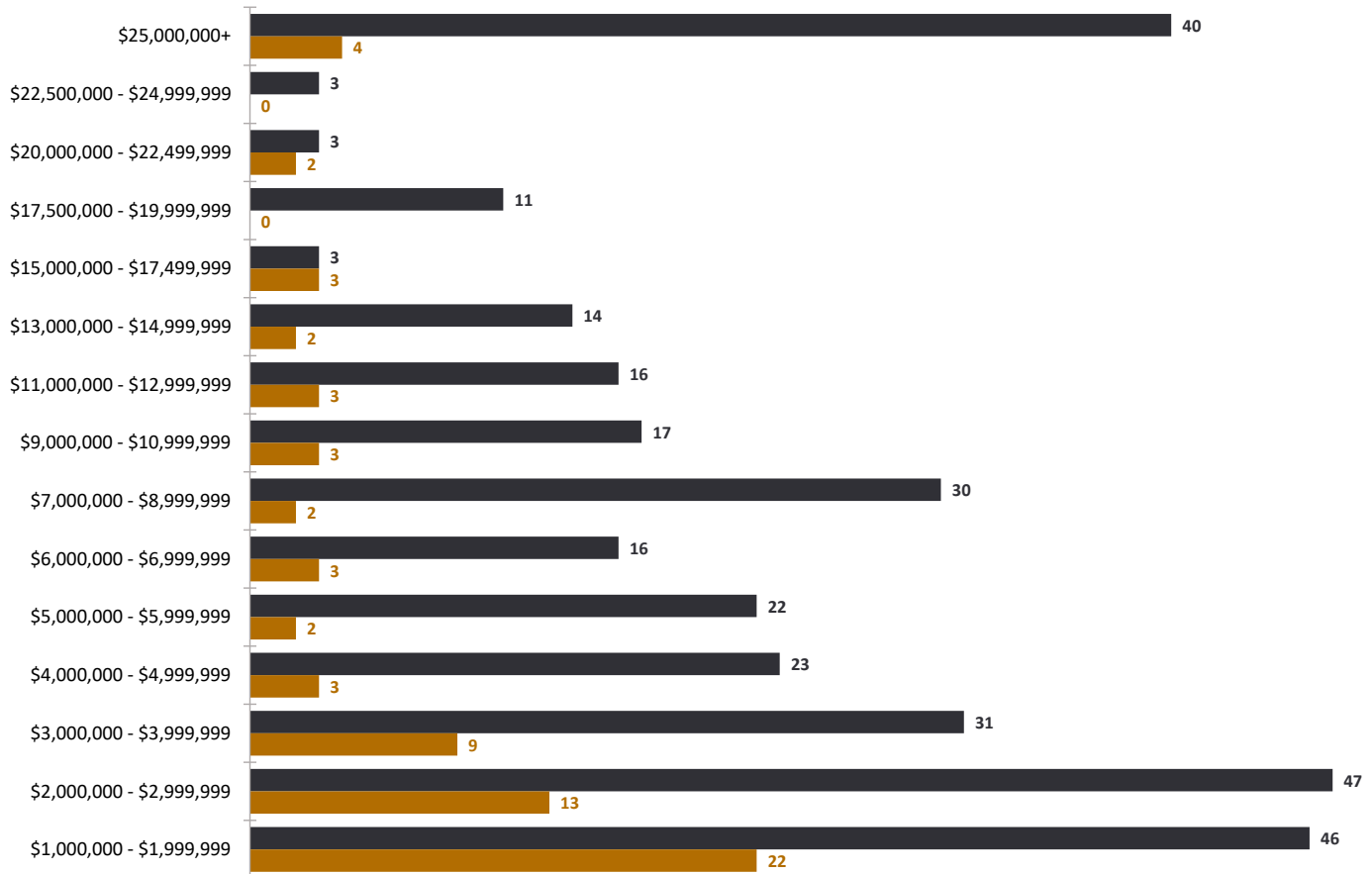
Total Inventory: **322**

Total Sales: **71**

Total Sales Ratio²: **22%**

Seller'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 - 1,999	\$1,300,000	3	2	15	42	36%
2,000 - 3,499	\$2,492,500	4	4	28	97	29%
3,500 - 4,999	\$5,975,000	4	5	16	83	19%
5,000 - 6,499	\$9,000,000	5	6	5	44	11%
6,500 - 7,999	\$11,162,500	5	8	4	25	16%
8,000+	\$37,100,000	6	8	3	31	10%

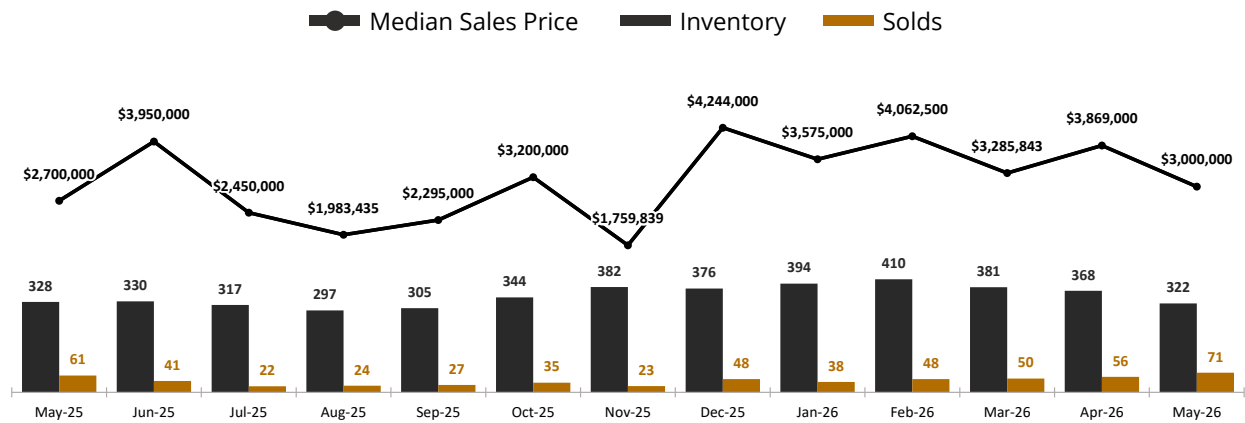
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

PALM BEACH TOWNS

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | MAY

TOTAL INVENTORY

May 2025: **328**
May 2026: **322**

VARIANCE: **-2%**

TOTAL SOLDs

May 2025: **61**
May 2026: **71**

VARIANCE: **16%**

SALES PRICE

May 2025: **\$2.70m**
May 2026: **\$3.00m**

VARIANCE: **11%**

SALE PRICE PER SQFT.

May 2025: **\$1,054**
May 2026: **\$1,128**

VARIANCE: **7%**

SALE TO LIST PRICE RATIO

May 2025: **91.88%**
May 2026: **92.80%**

VARIANCE: **1%**

DAYS ON MARKET

May 2025: **48**
May 2026: **58**

VARIANCE: **21%**

PALM BEACH TOWNS MARKET SUMMARY | MAY 2026

- The single-family luxury market is a **Seller's Market** with a **22% Sales Ratio**.
- Homes sold for a median of **92.80% of list price** in May 2026.
- The most active price band is **\$15,000,000-\$17,499,999**, where the sales ratio is **100%**.
- The median luxury sales price for single-family homes is **\$3,000,000**.
- The median days on market for May 2026 was **58** days, up from **48** in May 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.

PALM BEACH TOWNS

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

LUXURY INVENTORY VS. SALES | MAY 2026

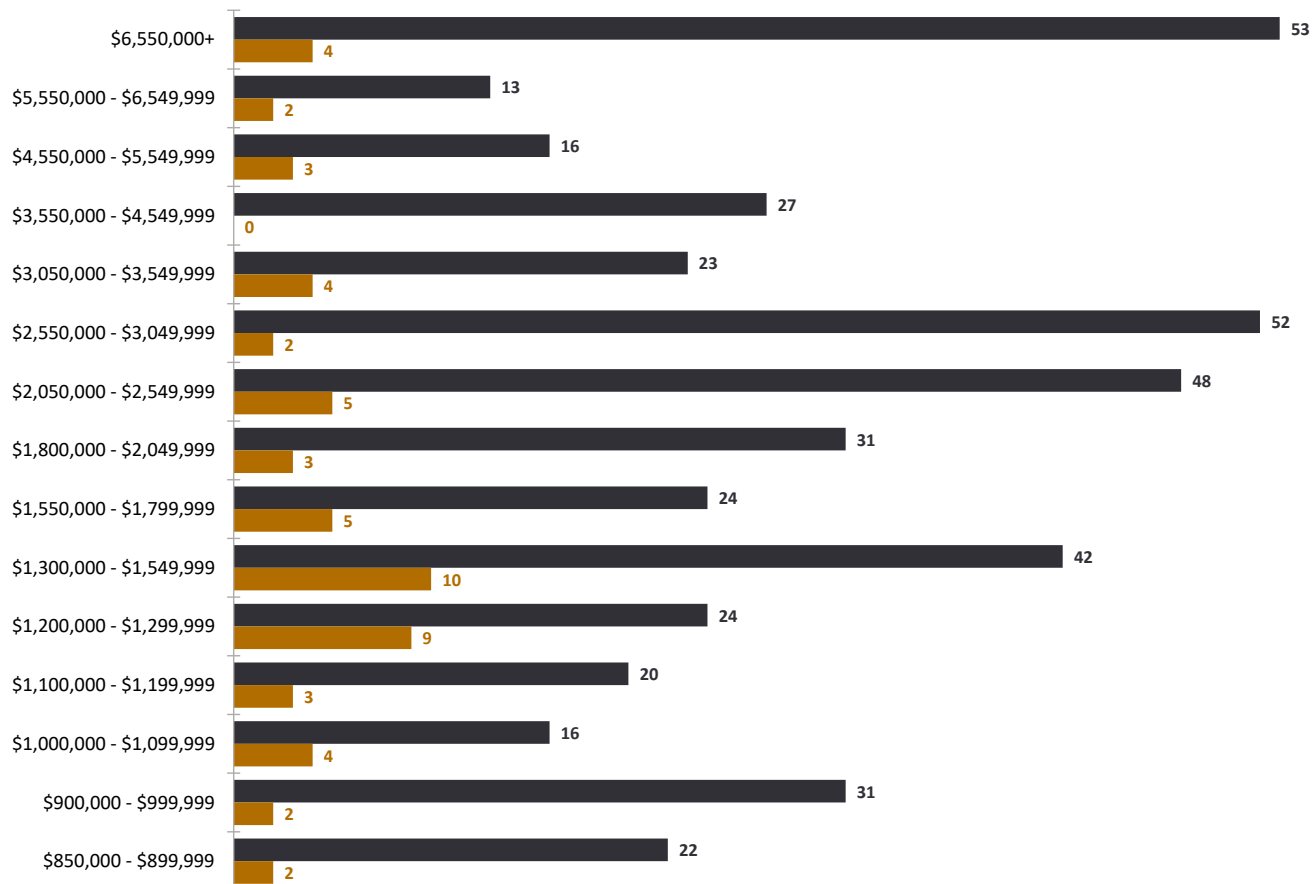
Total Inventory: **442**

Total Sales: **58**

Total Sales Ratio²: **13%**

Balanced Market

Inventory Sales



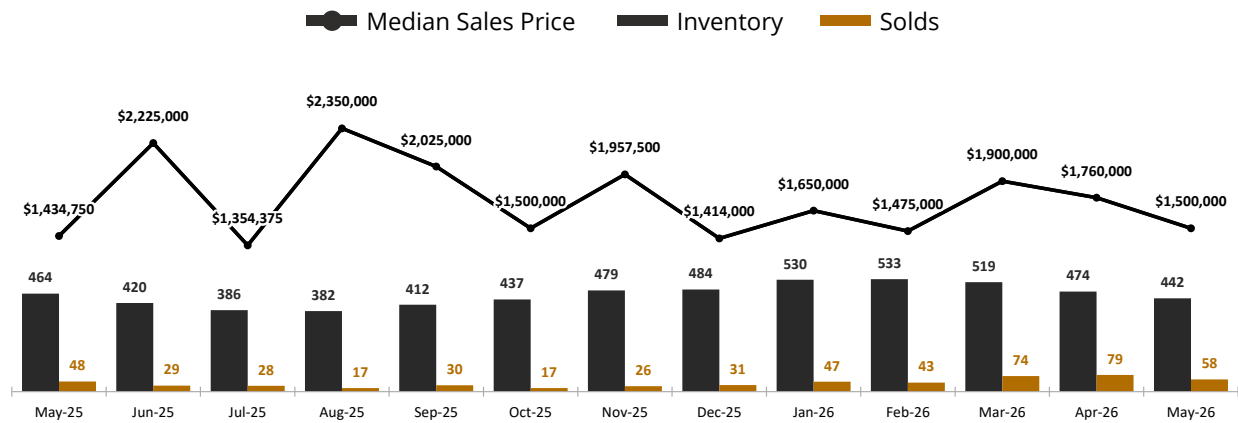
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$1,512,500	1	2	2	12	17%
1,000 - 1,499	\$1,250,000	2	2	11	88	13%
1,500 - 1,999	\$1,469,500	2	2	16	116	14%
2,000 - 2,499	\$1,400,000	2	3	11	93	12%
2,500 - 2,999	\$2,800,000	3	3	11	60	18%
3,000+	\$5,958,137	3	4	7	73	10%

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 | MAY

TOTAL INVENTORY

May 2025 May 2026
464 442

VARIANCE: **-5%**

TOTAL SOLDs

May 2025 May 2026
48 58

VARIANCE: **21%**

SALES PRICE

May 2025 May 2026
\$1.43m \$1.50m

VARIANCE: **5%**

SALE PRICE PER SQFT.

May 2025 May 2026
\$820 \$847

VARIANCE: **3%**

SALE TO LIST PRICE RATIO

May 2025 May 2026
90.74% 93.08%

VARIANCE: **3%**

DAYS ON MARKET

May 2025 May 2026
84 71

VARIANCE: **-15%**

PALM BEACH TOWNS MARKET SUMMARY | MAY 2026

- The attached luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **93.08% of list price** in May 2026.
- The most active price band is **\$1,200,000-\$1,299,999**, where the sales ratio is **38%**.
- The median luxury sales price for attached homes is **\$1,500,000**.
- The median days on market for May 2026 was **71** days, down from **84** in May 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.