Local Market Update – September 2026

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North Palm Beach

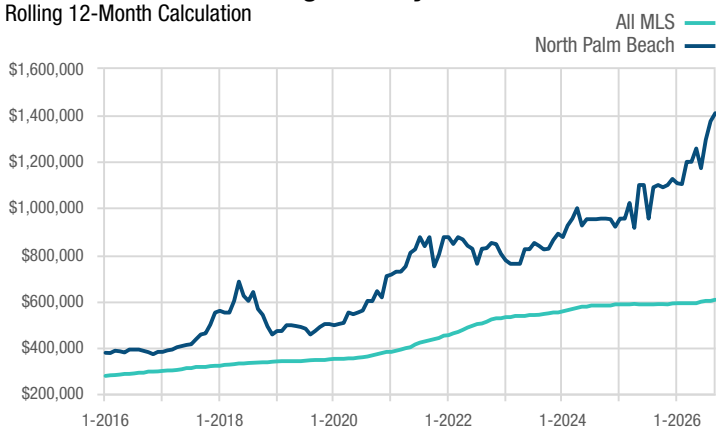
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
Closed Sales	9	**2**	- 77.8%	106	**90**	- 15.1%
Median Sales Price*	$1,000,000	**$3,550,000**	+ 255.0%	$1,200,000	**$1,500,000**	+ 25.0%
Average Sales Price*	$1,395,623	**$3,550,000**	+ 154.4%	$3,060,177	**$3,076,780**	+ 0.5%
Dollar Volume	$12,560,611	**$7,100,000**	- 43.5%	$324,378,813	**$276,910,231**	- 14.6%
Percent of Original List Price Received*	88.4%	**89.8%**	+ 1.6%	89.4%	**91.1%**	+ 1.9%
Median Time to Contract	102	**8**	- 92.2%	66	**59**	- 10.6%
Pending Sales	15	**7**	- 53.3%	115	**92**	- 20.0%
New Listings	13	**13**	0.0%	186	**144**	- 22.6%
Inventory of Homes for Sale	68	**45**	- 33.8%	—	**—**	—
Months Supply of Inventory	6.0	**4.0**	- 33.3%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
Closed Sales	14	**13**	- 7.1%	164	**174**	+ 6.1%
Median Sales Price*	$360,000	**$280,000**	- 22.2%	$332,500	**$416,250**	+ 25.2%
Average Sales Price*	$663,232	**$707,615**	+ 6.7%	$589,516	**$746,544**	+ 26.6%
Dollar Volume	$9,285,250	**$9,199,000**	- 0.9%	$96,680,646	**$129,898,728**	+ 34.4%
Percent of Original List Price Received*	84.5%	**85.1%**	+ 0.7%	86.3%	**88.5%**	+ 2.5%
Median Time to Contract	129	**99**	- 23.3%	107	**109**	+ 1.9%
Pending Sales	15	**12**	- 20.0%	161	**174**	+ 8.1%
New Listings	37	**42**	+ 13.5%	380	**363**	- 4.5%
Inventory of Homes for Sale	202	**189**	- 6.4%	—	**—**	—
Months Supply of Inventory	12.2	**9.8**	- 19.7%	—	**—**	—

* Does not account for seller concessions; % Change may be extreme due to small sample size. Data represents Single Family Detached, Condo/Coop, Townhouse, Villa and Condo Hotel subtypes.

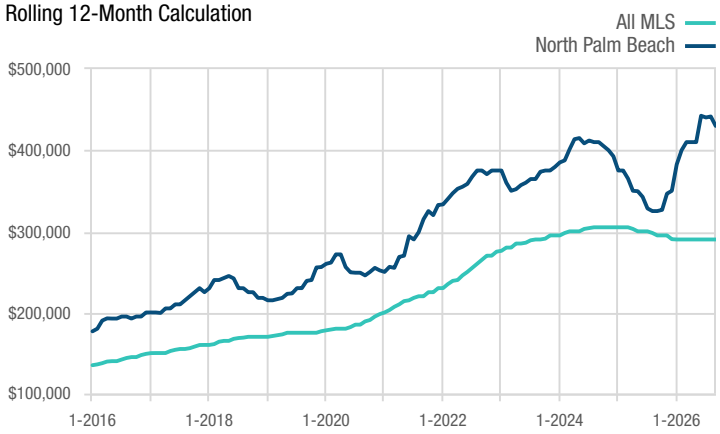
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of October 12, 2026. Data courtesy of BeachesMLS, a subsidiary of Broward, Palm Beaches & St. Lucie Realtors®. | Report © 2026 ShowingTime Plus, LLC.