Local Market Update – September 2026

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Palm Beach

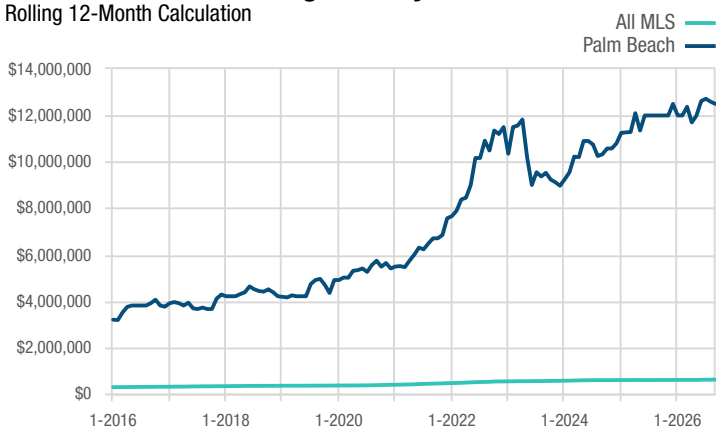
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
Closed Sales	0	**5**	—	58	**88**	+ 51.7%
Median Sales Price*	—	**$8,057,181**	—	$13,000,000	**$12,500,000**	- 3.8%
Average Sales Price*	—	**$10,007,836**	—	$15,659,196	**$15,167,683**	- 3.1%
Dollar Volume	—	**$50,039,181**	—	$912,074,163	**$1,334,756,138**	+ 46.3%
Percent of Original List Price Received*	—	**92.6%**	—	83.8%	**88.1%**	+ 5.1%
Median Time to Contract	—	**117**	—	160	**118**	- 26.3%
Pending Sales	6	**7**	+ 16.7%	55	**91**	+ 65.5%
New Listings	15	**14**	- 6.7%	114	**122**	+ 7.0%
Inventory of Homes for Sale	77	**66**	- 14.3%	—	**—**	—
Months Supply of Inventory	11.3	**7.1**	- 37.2%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
Closed Sales	14	**10**	- 28.6%	171	**238**	+ 39.2%
Median Sales Price*	$1,362,500	**$1,400,000**	+ 2.8%	$1,725,000	**$1,680,000**	- 2.6%
Average Sales Price*	$2,806,829	**$1,483,789**	- 47.1%	$2,812,629	**$2,621,004**	- 6.8%
Dollar Volume	$39,295,600	**$14,837,888**	- 62.2%	$480,959,608	**$623,798,912**	+ 29.7%
Percent of Original List Price Received*	81.5%	**85.5%**	+ 4.9%	82.3%	**87.4%**	+ 6.2%
Median Time to Contract	180	**135**	- 25.0%	130	**122**	- 6.2%
Pending Sales	8	**17**	+ 112.5%	156	**234**	+ 50.0%
New Listings	38	**42**	+ 10.5%	376	**351**	- 6.6%
Inventory of Homes for Sale	201	**148**	- 26.4%	—	**—**	—
Months Supply of Inventory	12.2	**6.0**	- 50.8%	—	**—**	—

* 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.

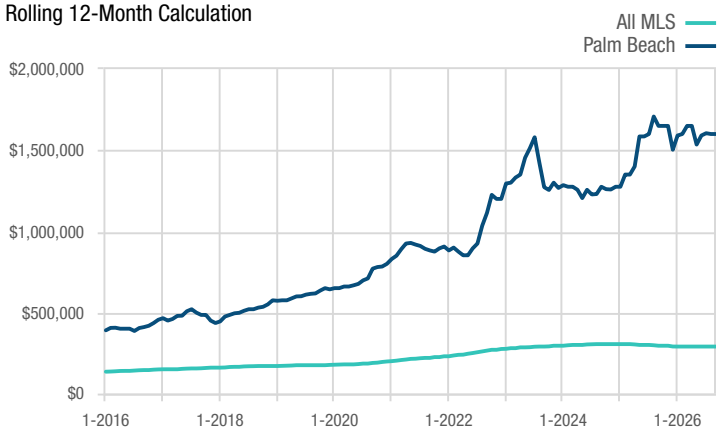
Median Sales Price - Single Family

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.