Local Market Update – September 2026

REALTORS® BROWARD | PALM BEACHES | ST. LUCIE

Palm Beach Gardens

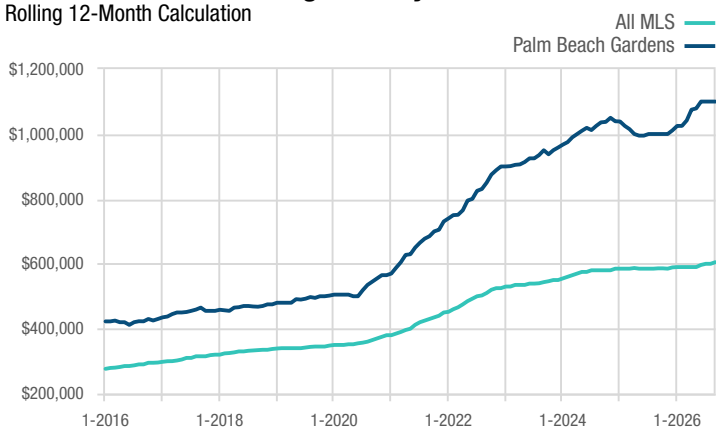
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
Closed Sales	92	**76**	- 17.4%	790	**932**	+ 18.0%
Median Sales Price*	$1,095,000	**$1,047,500**	- 4.3%	$1,000,000	**$1,100,000**	+ 10.0%
Average Sales Price*	$1,911,745	**$1,427,998**	- 25.3%	$1,486,917	**$1,592,268**	+ 7.1%
Dollar Volume	$175,880,556	**$108,527,815**	- 38.3%	$1,186,536,902	**$1,486,601,628**	+ 25.3%
Percent of Original List Price Received*	90.9%	**91.8%**	+ 1.0%	90.8%	**92.2%**	+ 1.5%
Median Time to Contract	66	**76**	+ 15.2%	73	**77**	+ 5.5%
Pending Sales	92	**74**	- 19.6%	814	**960**	+ 17.9%
New Listings	133	**117**	- 12.0%	1,318	**1,204**	- 8.6%
Inventory of Homes for Sale	495	**333**	- 32.7%	—	**—**	—
Months Supply of Inventory	5.9	**3.3**	- 44.1%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
Closed Sales	46	**40**	- 13.0%	488	**501**	+ 2.7%
Median Sales Price*	$385,000	**$396,000**	+ 2.9%	$392,500	**$410,000**	+ 4.5%
Average Sales Price*	$537,859	**$416,875**	- 22.5%	$530,417	**$541,179**	+ 2.0%
Dollar Volume	$24,741,500	**$16,675,000**	- 32.6%	$258,843,549	**$271,287,921**	+ 4.8%
Percent of Original List Price Received*	92.9%	**94.1%**	+ 1.3%	91.5%	**92.8%**	+ 1.4%
Median Time to Contract	84	**62**	- 26.2%	82	**67**	- 18.3%
Pending Sales	65	**46**	- 29.2%	518	**528**	+ 1.9%
New Listings	72	**63**	- 12.5%	783	**756**	- 3.4%
Inventory of Homes for Sale	275	**225**	- 18.2%	—	**—**	—
Months Supply of Inventory	5.0	**4.1**	- 18.0%	—	**—**	—

* 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.

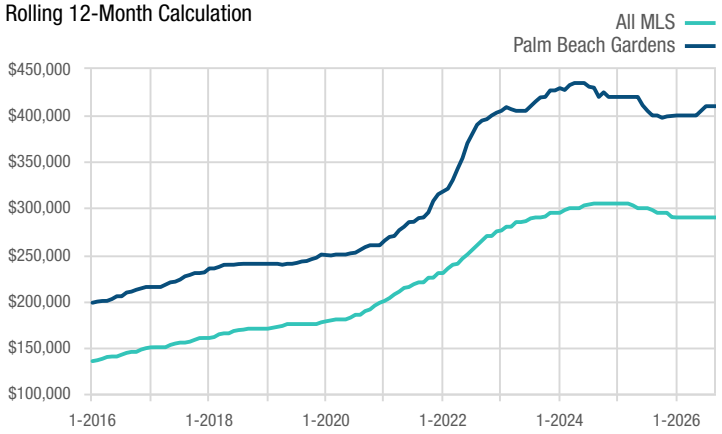
Median Sales Price - Single Family

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.