Local Market Update – September 2026

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West Palm Beach

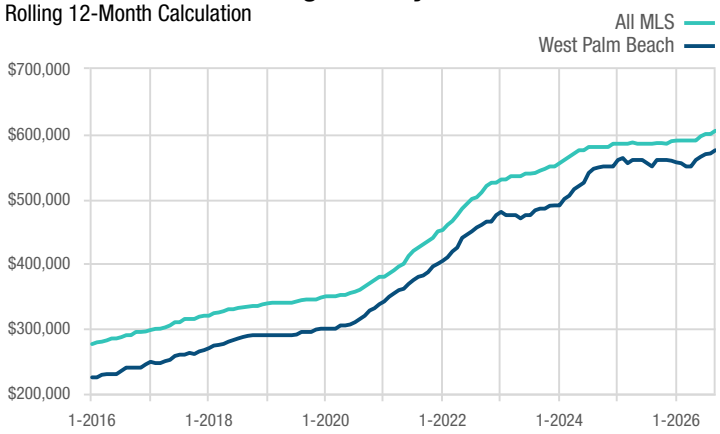
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
Closed Sales	125	**84**	- 32.8%	1,065	**1,159**	+ 8.8%
Median Sales Price*	$540,000	**$627,500**	+ 16.2%	$560,000	**$585,000**	+ 4.5%
Average Sales Price*	$930,442	**$1,520,856**	+ 63.5%	$954,424	**$1,103,102**	+ 15.6%
Dollar Volume	$116,305,220	**$127,751,877**	+ 9.8%	$1,016,461,344	**$1,278,494,715**	+ 25.8%
Percent of Original List Price Received*	92.6%	**92.1%**	- 0.5%	92.3%	**92.5%**	+ 0.2%
Median Time to Contract	73	**96**	+ 31.5%	69	**72**	+ 4.3%
Pending Sales	123	**104**	- 15.4%	1,098	**1,255**	+ 14.3%
New Listings	216	**154**	- 28.7%	1,872	**1,728**	- 7.7%
Inventory of Homes for Sale	697	**512**	- 26.5%	—	**—**	—
Months Supply of Inventory	6.1	**3.9**	- 36.1%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
Closed Sales	156	**102**	- 34.6%	1,287	**1,334**	+ 3.7%
Median Sales Price*	$221,500	**$210,000**	- 5.2%	$239,000	**$248,500**	+ 4.0%
Average Sales Price*	$436,203	**$518,353**	+ 18.8%	$386,867	**$441,566**	+ 14.1%
Dollar Volume	$68,047,720	**$52,871,995**	- 22.3%	$497,181,524	**$587,804,425**	+ 18.2%
Percent of Original List Price Received*	89.2%	**90.3%**	+ 1.2%	89.4%	**90.2%**	+ 0.9%
Median Time to Contract	91	**71**	- 22.0%	85	**88**	+ 3.5%
Pending Sales	128	**121**	- 5.5%	1,334	**1,455**	+ 9.1%
New Listings	281	**230**	- 18.1%	2,977	**2,649**	- 11.0%
Inventory of Homes for Sale	1,428	**1,109**	- 22.3%	—	**—**	—
Months Supply of Inventory	10.2	**7.2**	- 29.4%	—	**—**	—

* 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.

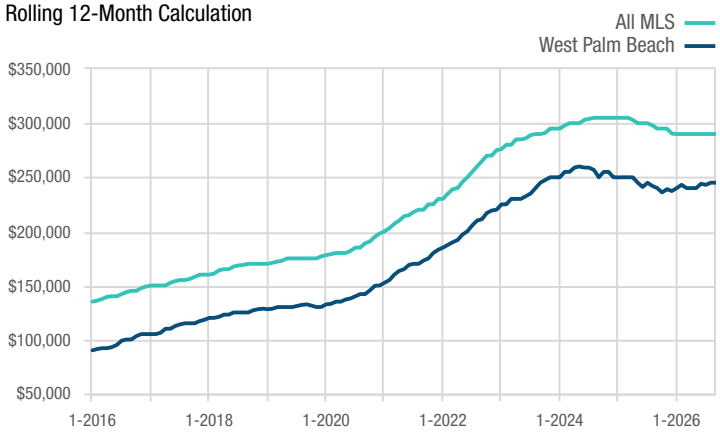
Median Sales Price - Single Family

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.