

Elliman Report

Q3-2025 Palm Beach, FL Sales

“The average sales sized skewed larger across both property types.”

Palm Beach Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$24,488,684	53.9%	\$15,913,189	93.5%	\$12,658,891
Average Price Per Sq Ft	\$2,694	-27.9%	\$3,738	-16.7%	\$3,233
Median Sales Price	\$9,969,688	-22.9%	\$12,925,000	7.4%	\$9,280,000
Number of Sales (Closed)	8	-78.9%	38	-38.5%	13
Days on Market (From Last List Date)	362	127.7%	159	89.5%	191
Listing Discount (From Last List Price)	11.5%		11.9%		18.3%
Listing Inventory	70	-4.1%	73	12.9%	62
Months of Supply	26.3	353.4%	5.8	83.9%	14.3
Palm Beach Condo Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$2,924,364	9.3%	\$2,676,538	64.3%	\$1,779,355
Average Price Per Sq Ft	\$1,267	-22.1%	\$1,626	38.6%	\$914
Median Sales Price	\$1,970,000	6.5%	\$1,850,000	45.9%	\$1,350,000
Number of Sales (Closed)	54	-41.3%	92	38.5%	39
Days on Market (From Last List Date)	151	18.9%	127	31.3%	115
Listing Discount (From Last List Price)	8.6%		10.5%		6.3%
Listing Inventory	179	-11.4%	202	9.8%	163
Months of Supply	9.9	50.0%	6.6	-20.8%	12.5
Luxury Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$29,450,639	10.4%	\$26,687,850	44.3%	\$20,410,921
Average Price Per Sq Ft	\$3,543	-24.4%	\$4,686	-5.1%	\$3,733
Median Sales Price	\$17,200,000	-19.9%	\$21,475,000	22.5%	\$14,045,000
Number of Sales (Closed)	7	-50.0%	14	16.7%	6
Days on Market (From Last List Date)	434	166.3%	163	60.1%	271
Listing Discount (From Last List Price)	8.3%		12.4%		16.2%
Listing Inventory	65	62.5%	40	20.4%	54
Months of Supply	27.9	224.4%	8.6	3.3%	27.0

The luxury market, which comprises the top ten percent of all condo sales and started at \$9,200,000 this quarter, had a median sales price of \$17,200,000, surging 22.5% from the same quarter last year. Luxury condo inventory rose by 20.4% to 65.