



THE BEACH TOWNS
OF PALM BEACH
COUNTY

FLORIDA

JUNO BEACH TO DELRAY BEACH

PALM BEACH TOWNS

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$1,000,000**

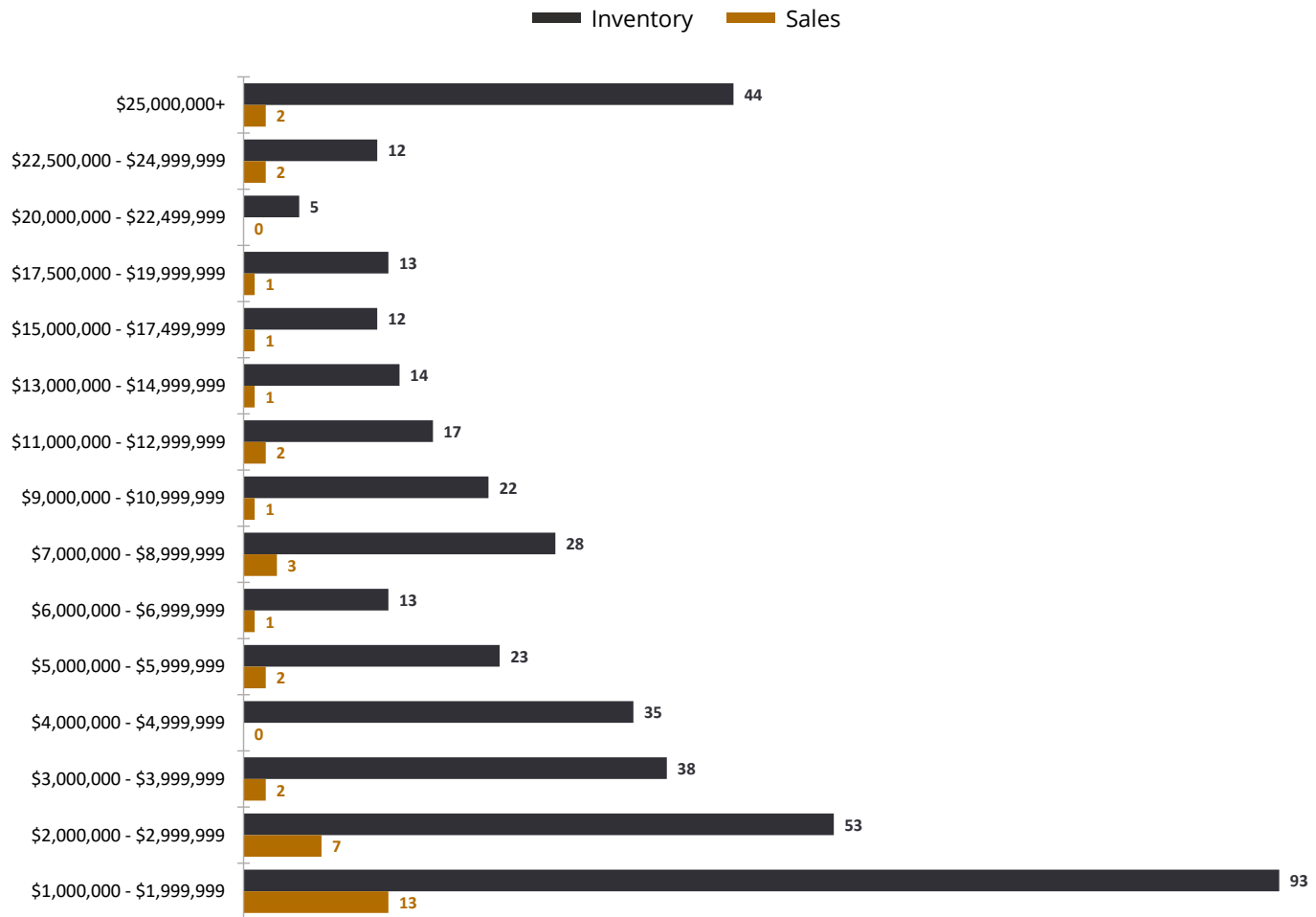
LUXURY INVENTORY VS. SALES | JANUARY 2025

Total Inventory: **422**

Total Sales: **38**

Total Sales Ratio²: **9%**

Buyer's Market



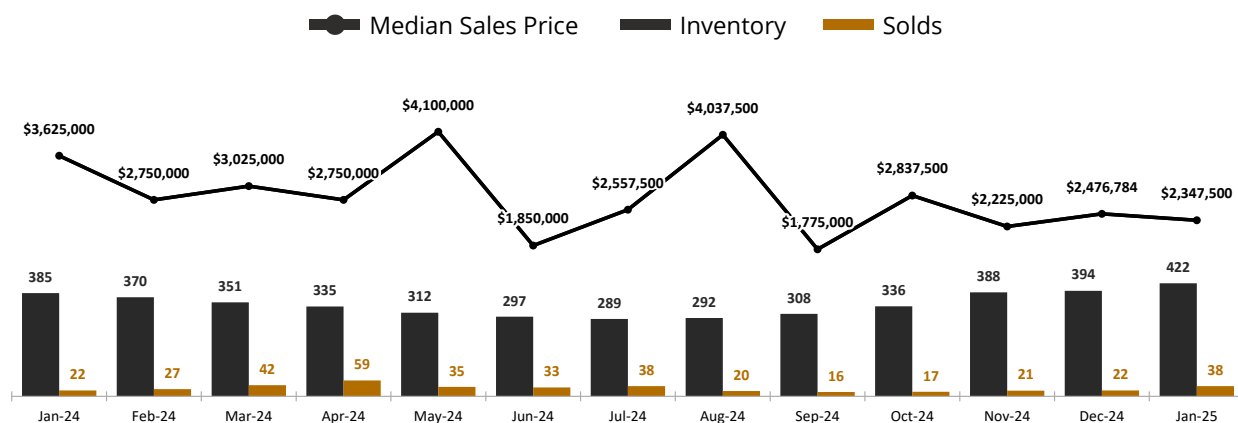
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,325,000	3	2	9	68	13%
2,000 - 3,499	\$2,222,500	4	3	13	146	9%
3,500 - 4,999	\$11,285,675	4	6	7	104	7%
5,000 - 6,499	\$8,000,000	5	6	6	42	14%
6,500 - 7,999	NA	NA	NA	0	27	0%
8,000+	\$23,500,000	7	10	2	33	6%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

PALM BEACH TOWNS SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$1,000,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2024 Jan. 2025
385 422

VARIANCE: **10%**

TOTAL SOLDs

Jan. 2024 Jan. 2025
22 38

VARIANCE: **73%**

SALES PRICE

Jan. 2024 Jan. 2025
\$3.63m \$2.35m

VARIANCE: **-35%**

SALE PRICE PER SQFT.

Jan. 2024 Jan. 2025
\$1,041 \$1,029

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Jan. 2024 Jan. 2025
91.23% 91.49%

VARIANCE: **0%**

DAYS ON MARKET

Jan. 2024 Jan. 2025
60 52

VARIANCE: **-13%**

PALM BEACH TOWNS MARKET SUMMARY | JANUARY 2025

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **91.49% of list price** in January 2025.
- The most active price band is **\$22,500,000-\$24,999,999**, where the sales ratio is **17%**.
- The median luxury sales price for single-family homes is **\$2,347,500**.
- The median days on market for January 2025 was **52** days, down from **60** in January 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.

PALM BEACH TOWNS

ATTACHED HOMES
Luxury Benchmark Price¹: **\$850,000**

LUXURY INVENTORY VS. SALES | JANUARY 2025

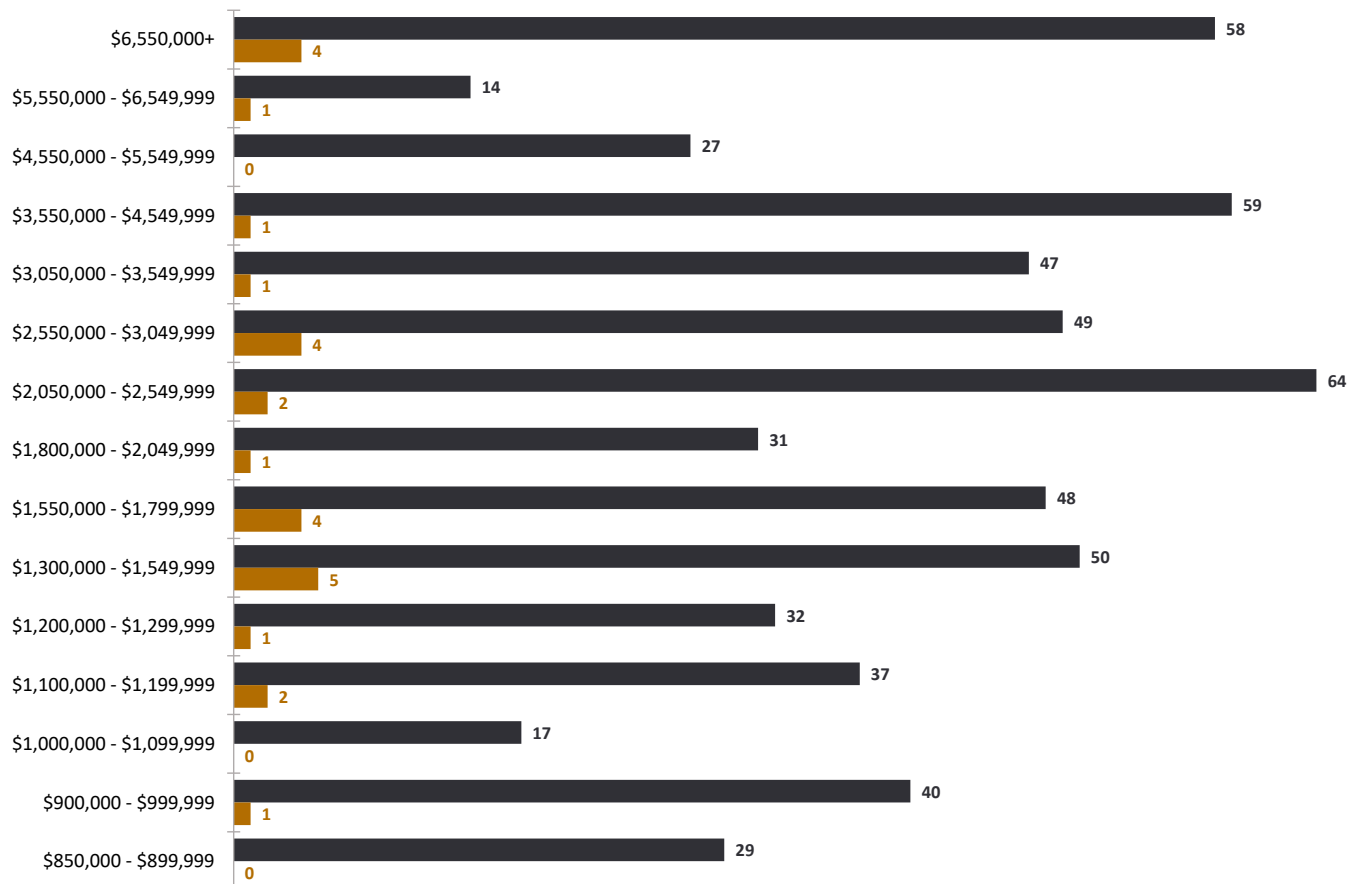
Total Inventory: **602**

Total Sales: **27**

Total Sales Ratio²: **4%**

Buyer's Market

Inventory Sales



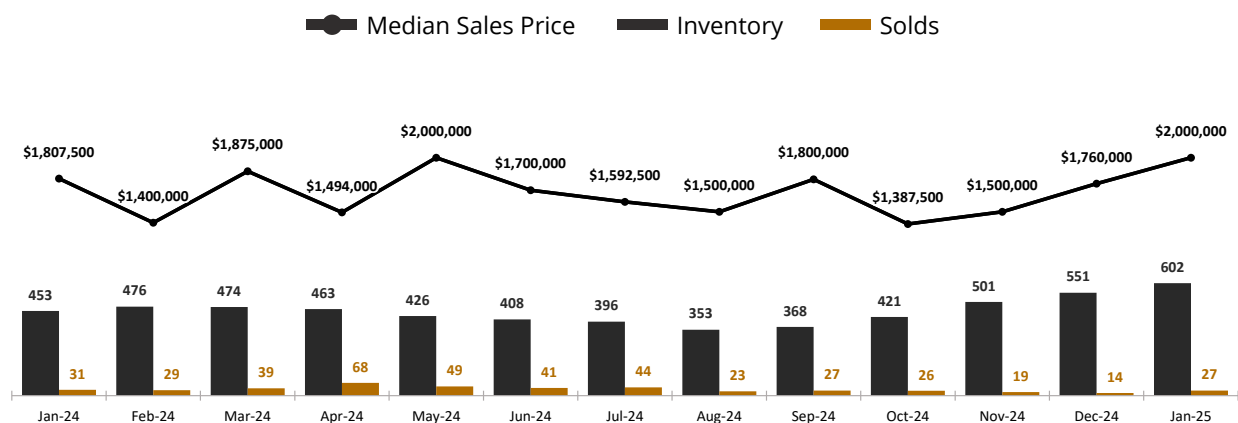
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$1,445,000	2	2	2	13	15%
1,000 - 1,499	\$1,350,000	2	2	3	109	3%
1,500 - 1,999	\$1,662,513	2	2	8	154	5%
2,000 - 2,499	\$2,600,000	2	3	5	148	3%
2,500 - 2,999	\$2,250,000	3	4	3	90	3%
3,000+	\$7,820,000	3	4	5	86	6%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

PALM BEACH TOWNS

ATTACHED HOMES
Luxury Benchmark Price¹: **\$850,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2024 Jan. 2025
453 602

VARIANCE: **33%**

TOTAL SOLD

Jan. 2024 Jan. 2025
31 27

VARIANCE: **-13%**

SALES PRICE

Jan. 2024 Jan. 2025
\$1.81m \$2.00m

VARIANCE: **11%**

SALE PRICE PER SQFT.

Jan. 2024 Jan. 2025
\$865 \$1,053

VARIANCE: **22%**

SALE TO LIST PRICE RATIO

Jan. 2024 Jan. 2025
94.76% 89.72%

VARIANCE: **-5%**

DAYS ON MARKET

Jan. 2024 Jan. 2025
48 65

VARIANCE: **35%**

PALM BEACH TOWNS MARKET SUMMARY | JANUARY 2025

- The attached luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **89.72% of list price** in January 2025.
- The most active price band is **\$1,300,000-\$1,549,999**, where the sales ratio is **10%**.
- The median luxury sales price for attached homes is **\$2,000,000**.
- The median days on market for January 2025 was **65** days, up from **48** in January 2024.

³Square foot table does not account for listings and sells where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.