



THE BEACH TOWNS  
OF PALM BEACH  
COUNTY

FLORIDA

JUNO BEACH TO DELRAY BEACH

# PALM BEACH TOWNS

SINGLE-FAMILY HOMES

Luxury Benchmark Price<sup>1</sup>: **\$1,000,000**

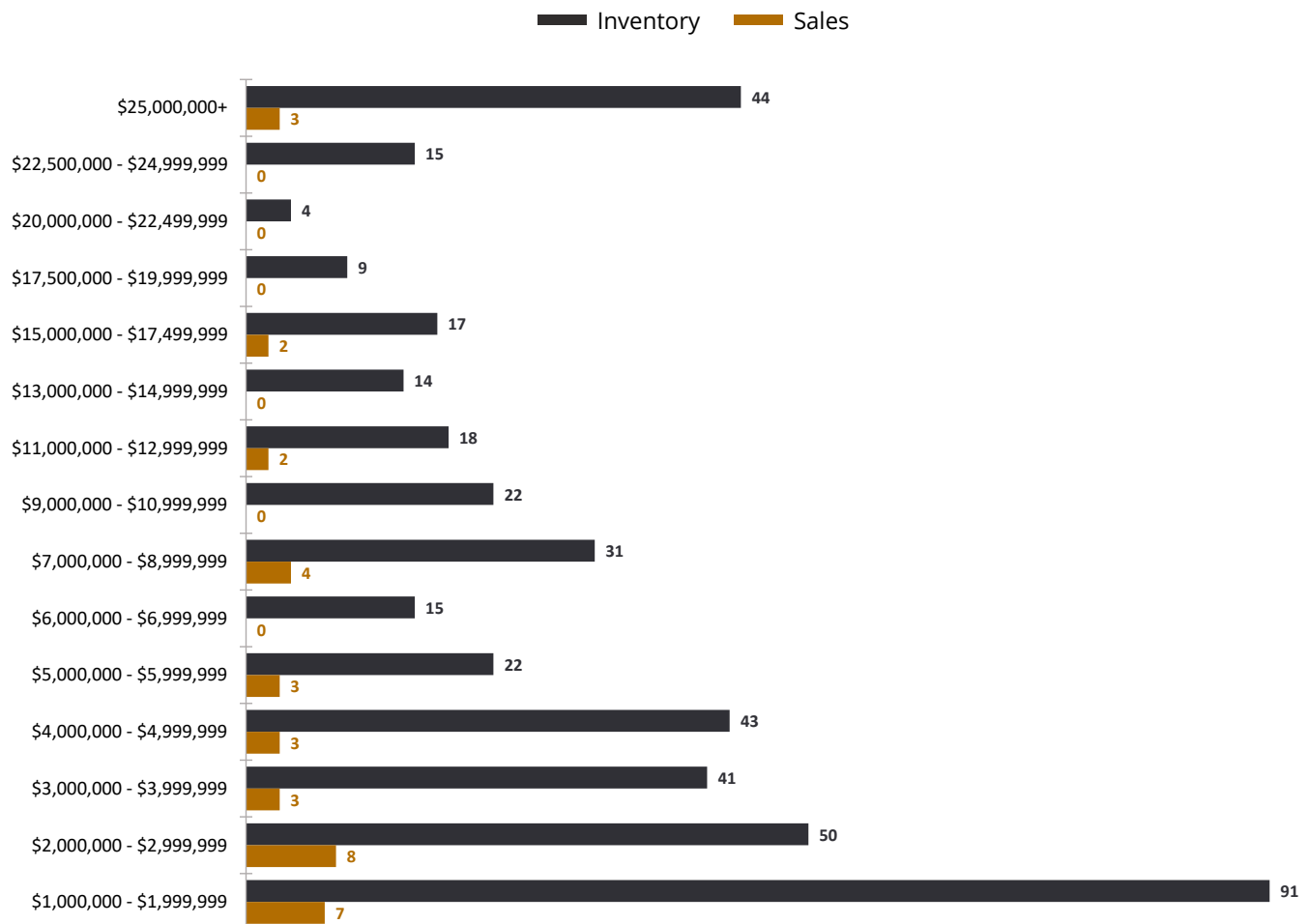
## LUXURY INVENTORY VS. SALES | FEBRUARY 2025

Total Inventory: **436**

Total Sales: **35**

Total Sales Ratio<sup>2</sup>: **8%**

Buyer's Market



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,400,000	3	3	5	75	7%
2,000 - 3,499	\$2,620,000	3	3	12	141	9%
3,500 - 4,999	\$5,610,000	5	6	11	115	10%
5,000 - 6,499	\$7,000,000	5	6	3	40	8%
6,500 - 7,999	\$31,900,000	5	7	1	31	3%
8,000+	\$44,561,550	6	11	2	31	6%

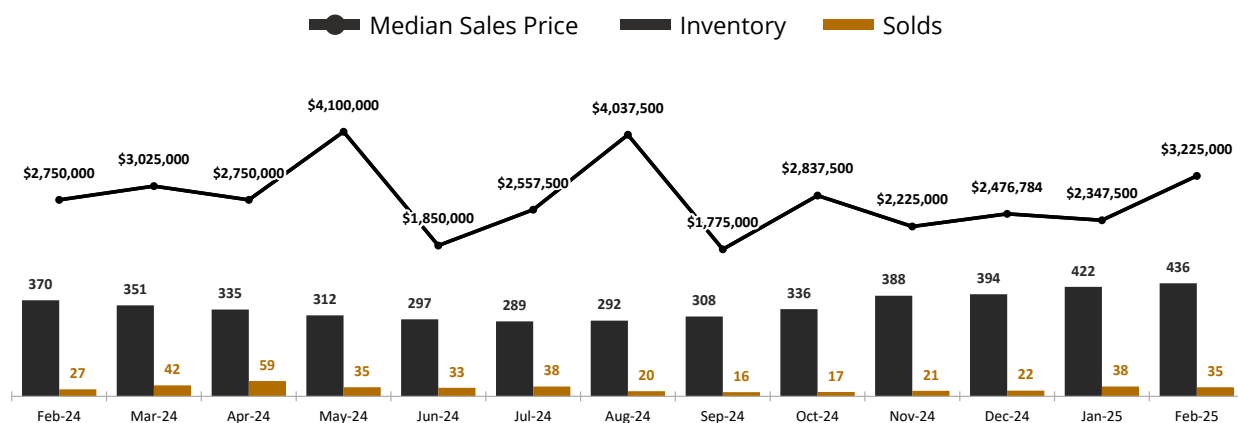
<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

# PALM BEACH TOWNS

## SINGLE-FAMILY HOMES

Luxury Benchmark Price<sup>1</sup>: **\$1,000,000**

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | FEBRUARY

#### TOTAL INVENTORY

Feb. 2024   Feb. 2025  
**370   436**

VARIANCE: **18%**

#### TOTAL SOLD

Feb. 2024   Feb. 2025  
**27   35**

VARIANCE: **30%**

#### SALES PRICE

Feb. 2024   Feb. 2025  
**\$2.75m   \$3.23m**

VARIANCE: **17%**

#### SALE PRICE PER SQFT.

Feb. 2024   Feb. 2025  
**\$1,051   \$1,147**

VARIANCE: **9%**

#### SALE TO LIST PRICE RATIO

Feb. 2024   Feb. 2025  
**89.96%   90.91%**

VARIANCE: **1%**

#### DAYS ON MARKET

Feb. 2024   Feb. 2025  
**65   89**

VARIANCE: **37%**

### PALM BEACH TOWNS MARKET SUMMARY | FEBRUARY 2025

- The single-family luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **90.91% of list price** in February 2025.
- The most active price band is **\$2,000,000-\$2,999,999**, where the sales ratio is **16%**.
- The median luxury sales price for single-family homes is **\$3,225,000**.
- The median days on market for February 2025 was **89** days, up from **65** in February 2024.

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

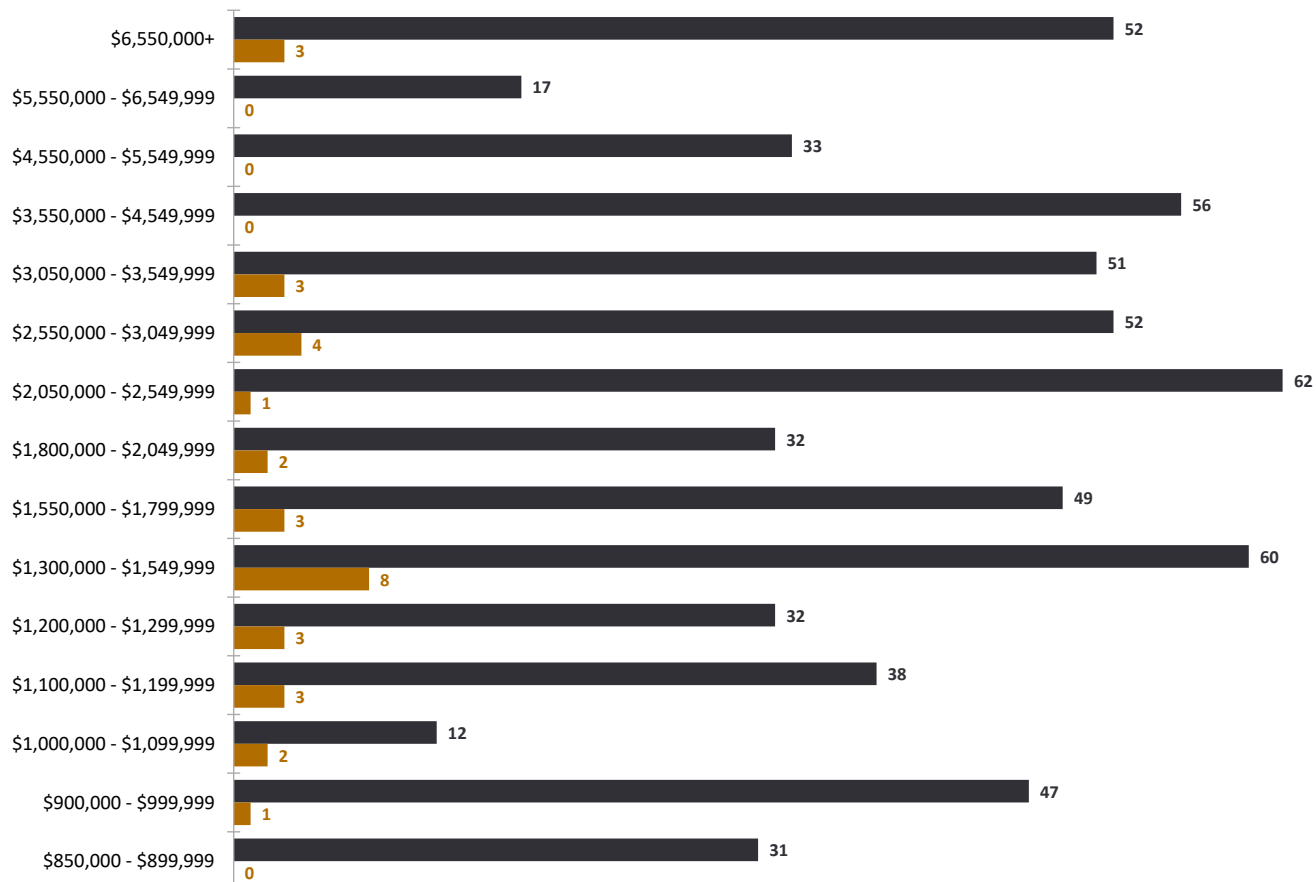
<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

## LUXURY INVENTORY VS. SALES | FEBRUARY 2025

Total Inventory: **624**Total Sales: **33**Total Sales Ratio<sup>2</sup>: **5%**

Buyer's Market

Inventory Sales



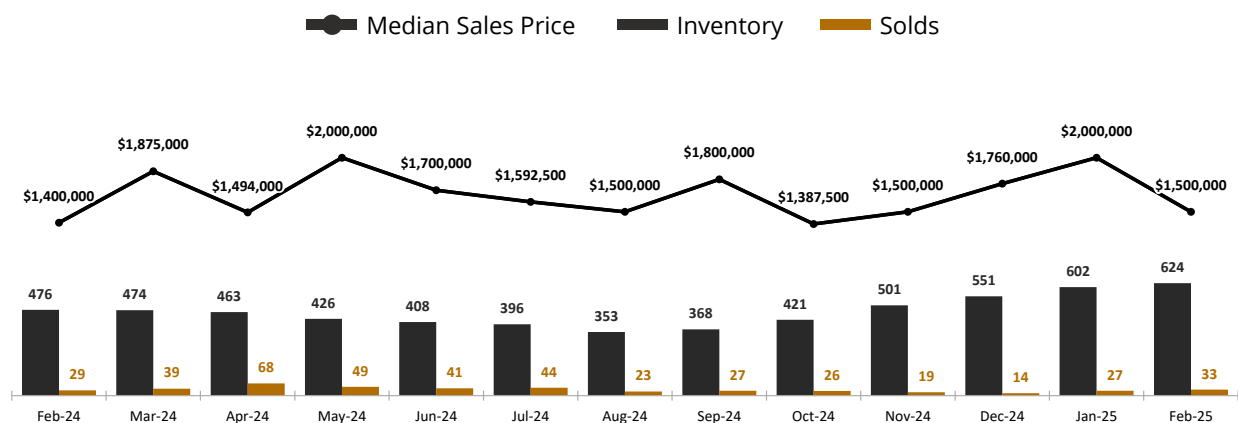
Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	NA	NA	NA	0	16	0%
1,000 - 1,499	\$1,332,500	2	2	8	107	7%
1,500 - 1,999	\$1,375,000	3	3	12	162	7%
2,000 - 2,499	\$1,600,000	3	3	9	159	6%
2,500 - 2,999	\$2,687,500	3	3	2	97	2%
3,000+	\$8,850,000	4	5	2	81	2%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales 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 Price<sup>1</sup>: **\$850,000**

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | FEBRUARY

### TOTAL INVENTORY

Feb. 2024      Feb. 2025  
**476**          **624**

VARIANCE: **31%**

### TOTAL SOLDS

Feb. 2024      Feb. 2025  
**29**          **33**

VARIANCE: **14%**

### SALES PRICE

Feb. 2024      Feb. 2025  
**\$1.40m**      **\$1.50m**

VARIANCE: **7%**

### SALE PRICE PER SQFT.

Feb. 2024      Feb. 2025  
**\$828**          **\$899**

VARIANCE: **9%**

### SALE TO LIST PRICE RATIO

Feb. 2024      Feb. 2025  
**94.63%**      **91.97%**

VARIANCE: **-3%**

### DAYS ON MARKET

Feb. 2024      Feb. 2025  
**46**          **99**

VARIANCE: **115%**

## PALM BEACH TOWNS MARKET SUMMARY | FEBRUARY 2025

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **91.97% of list price** in February 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **17%**.
- The median luxury sales price for attached homes is **\$1,500,000**.
- The median days on market for February 2025 was **99** days, up from **46** in February 2024.

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

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.