



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**

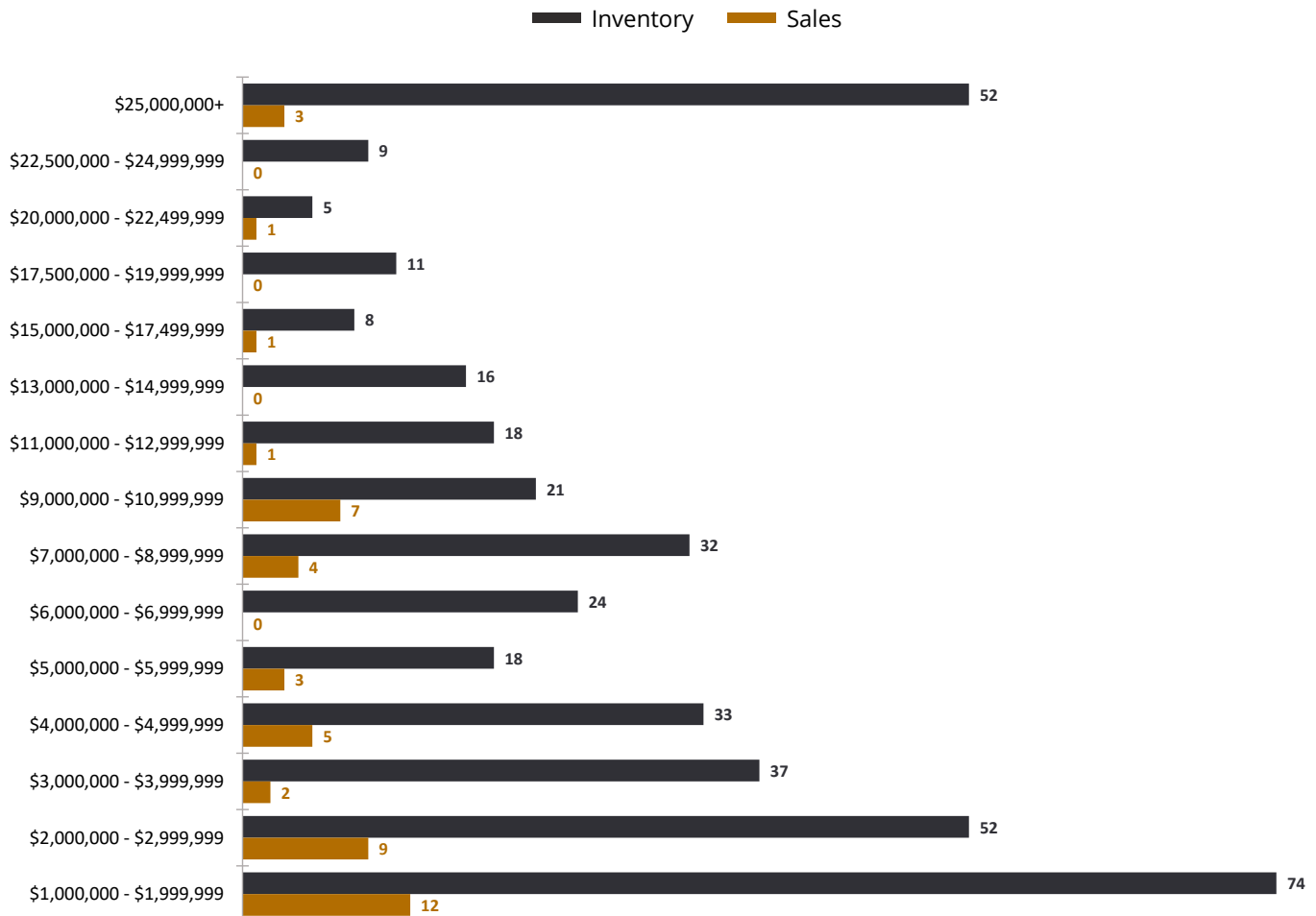
LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **410**

Total Sales: **48**

Total Sales Ratio²: **12%**

Balanced Market



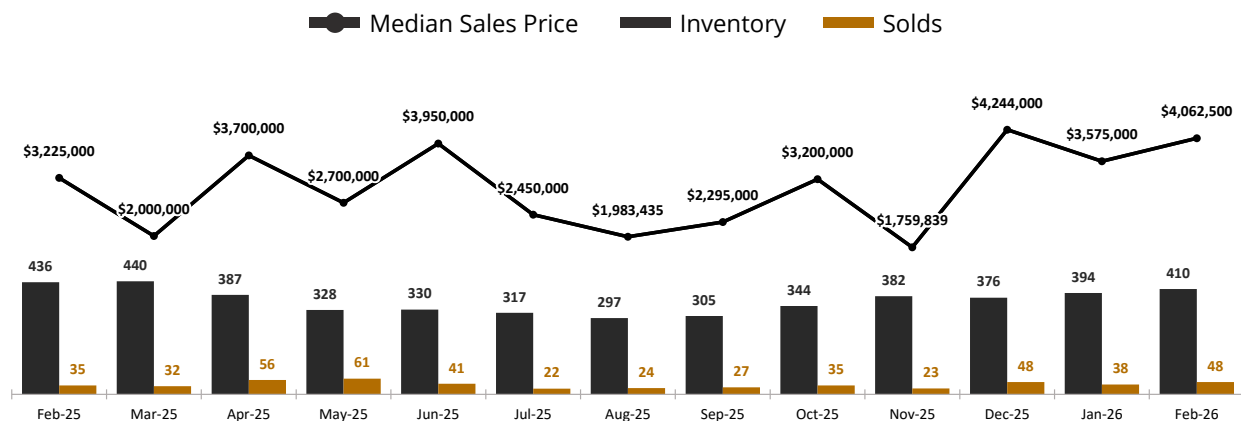
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,275,000	3	2	9	60	15%
2,000 - 3,499	\$2,300,000	3	3	17	132	13%
3,500 - 4,999	\$5,025,000	4	5	12	93	13%
5,000 - 6,499	\$13,335,000	5	8	4	47	9%
6,500 - 7,999	\$10,868,850	6	8	3	36	8%
8,000+	\$49,909,338	6	10	2	40	5%

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 | FEBRUARY

TOTAL INVENTORY

Feb. 2025: 436
Feb. 2026: 410

VARIANCE: **-6%**

TOTAL SOLDS

Feb. 2025: 35
Feb. 2026: 48

VARIANCE: **37%**

SALES PRICE

Feb. 2025: \$3.23m
Feb. 2026: \$4.06m

VARIANCE: **26%**

SALE PRICE PER SQFT.

Feb. 2025: \$1,147
Feb. 2026: \$1,102

VARIANCE: **-4%**

SALE TO LIST PRICE RATIO

Feb. 2025: 90.91%
Feb. 2026: 93.47%

VARIANCE: **3%**

DAYS ON MARKET

Feb. 2025: 89
Feb. 2026: 90

VARIANCE: **1%**

PALM BEACH TOWNS MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Balanced Market** with a **12% Sales Ratio**.
- Homes sold for a median of **93.47% of list price** in February 2026.
- The most active price band is **\$9,000,000-\$10,999,999**, where the sales ratio is **33%**.
- The median luxury sales price for single-family homes is **\$4,062,500**.
- The median days on market for February 2026 was **90** days, up from **89** in February 2025.

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**

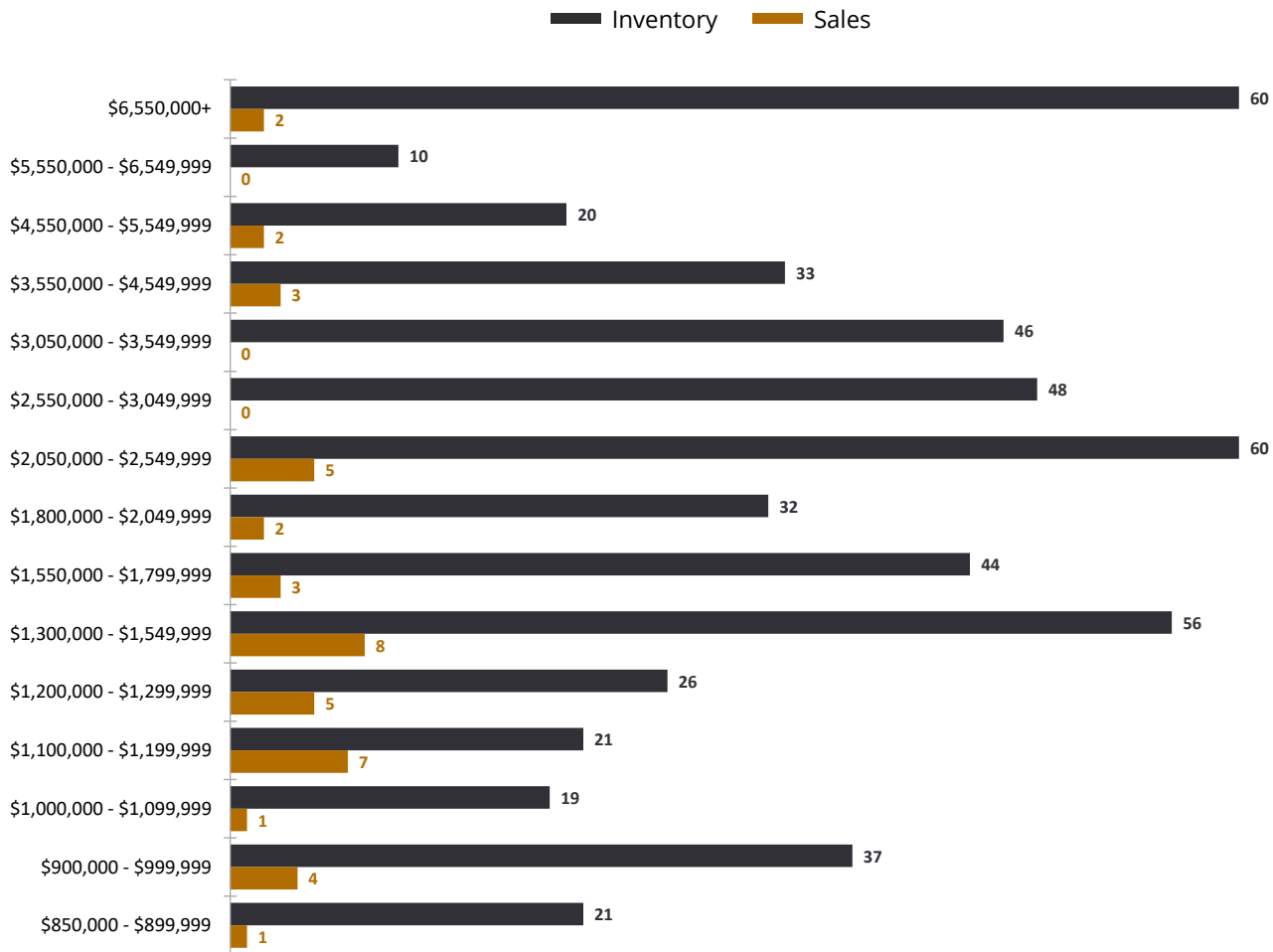
LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **533**

Total Sales: **43**

Total Sales Ratio²: **8%**

Buyer's Market



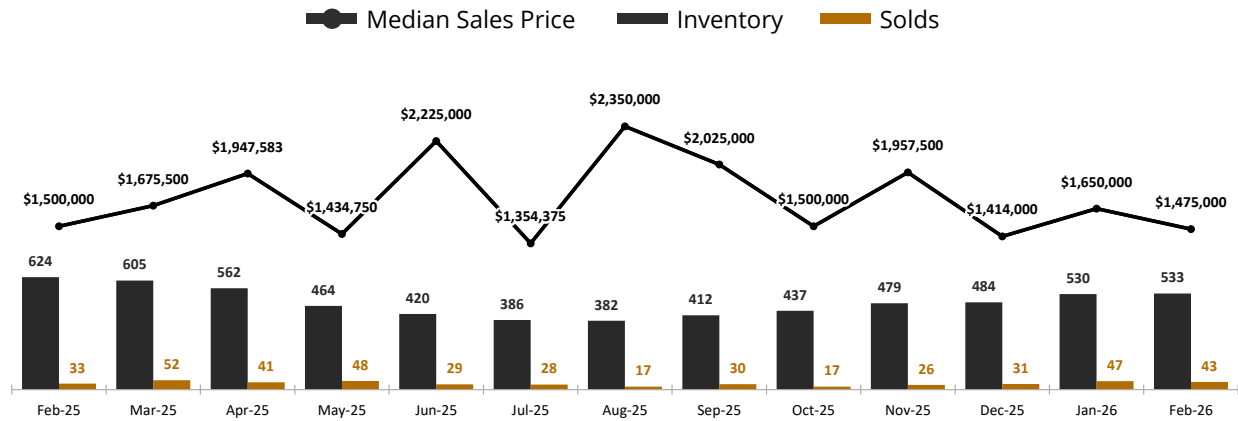
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	NA	NA	NA	0	13	0%
1,000 - 1,499	\$1,215,000	2	2	17	95	18%
1,500 - 1,999	\$1,475,000	3	2	9	140	6%
2,000 - 2,499	\$1,800,000	3	3	7	137	5%
2,500 - 2,999	\$2,099,000	3	3	5	77	6%
3,000+	\$3,700,000	3	4	5	71	7%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² 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 Price¹: **\$850,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025 Feb. 2026
624 **533**

VARIANCE: **-15%**

TOTAL SOLDS

Feb. 2025 Feb. 2026
33 **43**

VARIANCE: **30%**

SALES PRICE

Feb. 2025 Feb. 2026
\$1.50m **\$1.48m**

VARIANCE: **-2%**

SALE PRICE PER SQFT.

Feb. 2025 Feb. 2026
\$899 **\$902**

VARIANCE: **0%**

SALE TO LIST PRICE RATIO

Feb. 2025 Feb. 2026
91.97% **94.87%**

VARIANCE: **3%**

DAYS ON MARKET

Feb. 2025 Feb. 2026
99 **77**

VARIANCE: **-22%**

PALM BEACH TOWNS MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **94.87% of list price** in February 2026.
- The most active price band is **\$1,100,000-\$1,199,999**, where the sales ratio is **33%**.
- The median luxury sales price for attached homes is **\$1,475,000**.
- The median days on market for February 2026 was **77** days, down from **99** in February 2025.

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.