

# BROWN HARRIS STEVENS

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## Palm Beach Residential Market Report

2007 – 2011



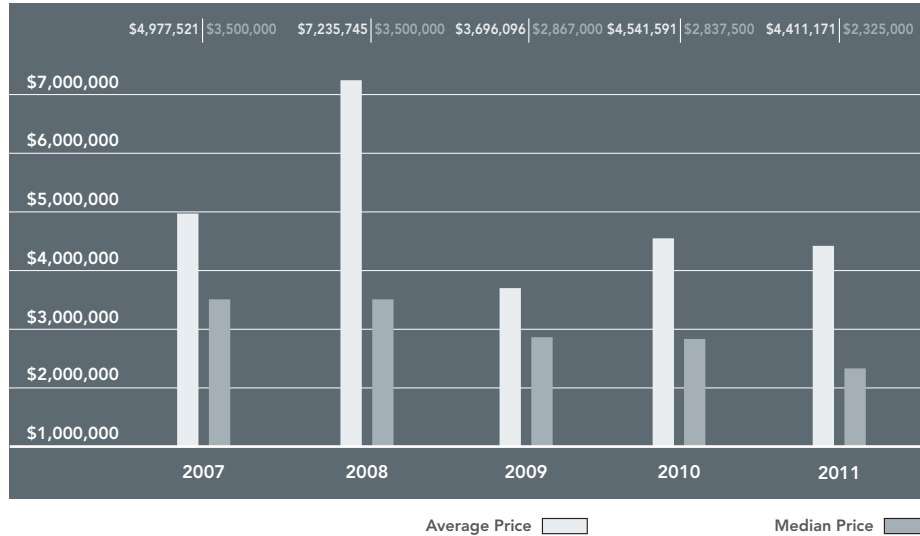
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## PALM BEACH TOTAL

There were 138 sales of single-family homes in Palm Beach in 2011, a 35% improvement from 2010. This figure was also up 8% from 2007's level, although prices remain lower. At just over \$4.4 million, the average price of a house in Palm Beach was down slightly from 2010, and 11% lower than 2007's level.

### Average and Median Sale Price

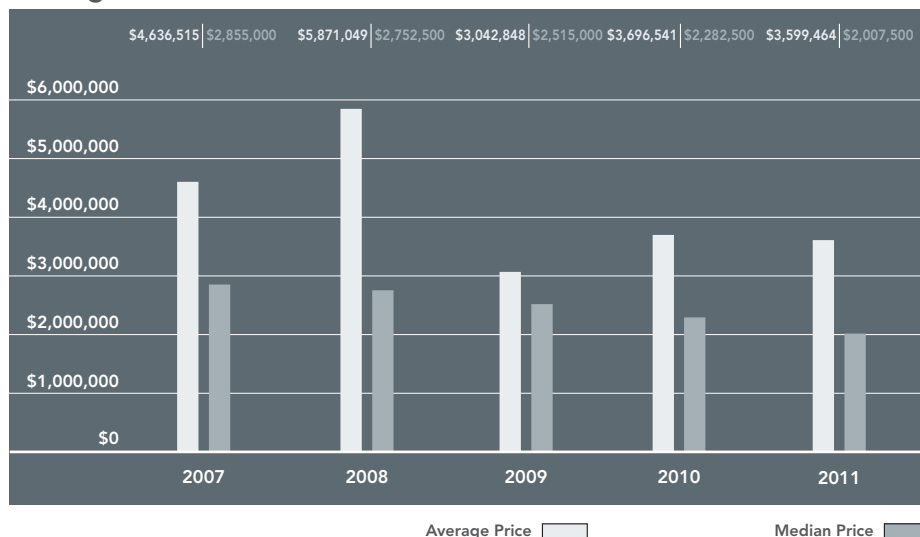


	Number of Sales	Days on Market
2011	138	279
2010	102	237
2009	77	230
2008	94	188
2007	128	182

## NORTH END

The average price for a single-family home in the North End was \$3,599,464 in 2011, down from \$3,696,541 the prior year. The number of sales rose 22%, from 64 in 2010 to 78, but was 34% higher than during 2007.

### Average and Median Sale Price



	Number of Sales	Days on Market
2011	78	232
2010	64	252
2009	42	194
2008	49	188
2007	58	185

Sources: Palm Beach Board of Realtors' Multiple Listing Service, Palm Beach County Property Appraiser  
Prepared by: Gregory Heym, Chief Economist, Brown Harris Stevens

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All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice.

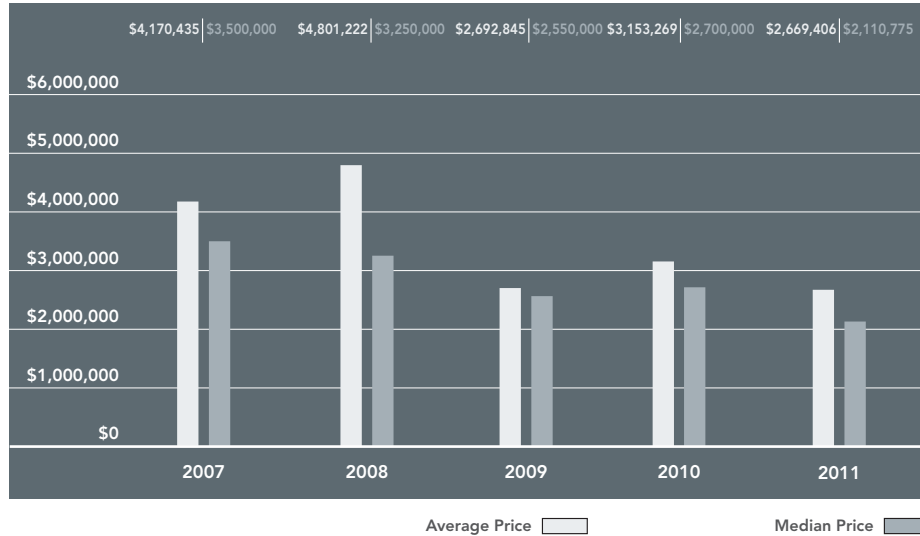
# SINGLE-FAMILY HOMES

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## MIDTOWN

Midtown single-family prices averaged \$2,669,406 in 2011, 15% less than the year before. The 35 closings during the year represented a 52% increase from 2010, even though homes spent much longer on the market.

### Average and Median Sale Price

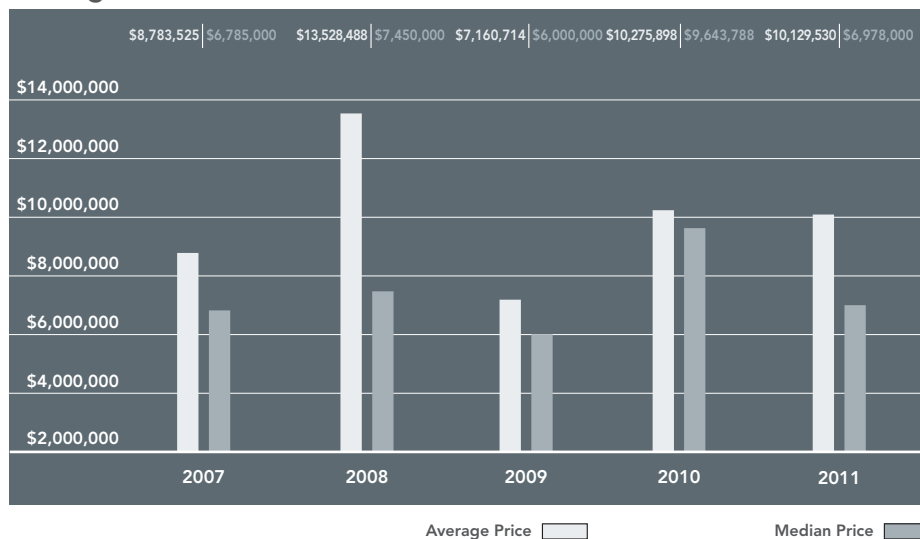


	Number of Sales	Days on Market
2011	35	328
2010	23	173
2009	21	230
2008	22	205
2007	49	185

## ESTATE SECTION

The Estate Section was much more active in 2011, as closings rose 53% from 2010's level. The average price fell slightly, to \$10,129,530, with homes spending an average of 347 days on the market.

### Average and Median Sale Price



	Number of Sales	Days on Market
2011	23	347
2010	15	265
2009	14	336
2008	21	149
2007	18	180

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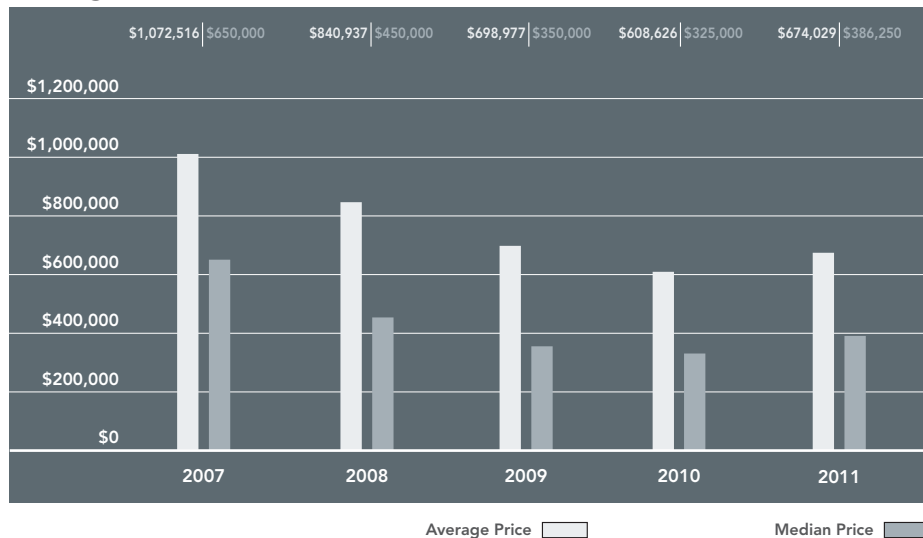
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## PALM BEACH TOTAL

Both the average and median price for apartments in Palm Beach were higher in 2011, but remain well below their respective levels in 2007. The market was more active, as 324 units were sold in 2011, 8% more than the year before and 8% more than in 2007.

### Average and Median Sale Price

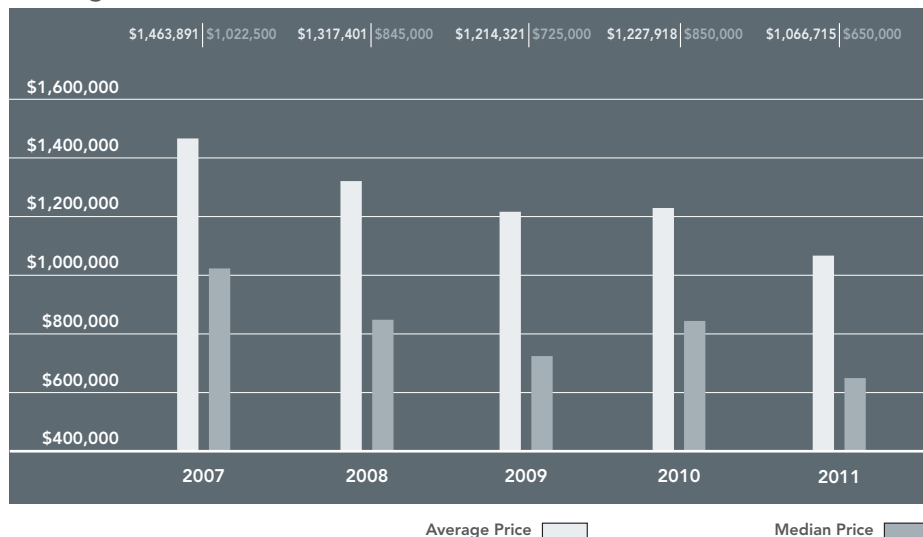


	Number of Sales	Days on Market
2011	324	193
2010	299	180
2009	253	189
2008	298	167
2007	301	172

## MIDTOWN

The average price for an apartment in Midtown fell to \$1,066,715 in 2011, 13% lower than the year before. The number of sales was up from the prior year, rising 41% to 123, although sales remained lower than during 2007.

### Average and Median Sale Price

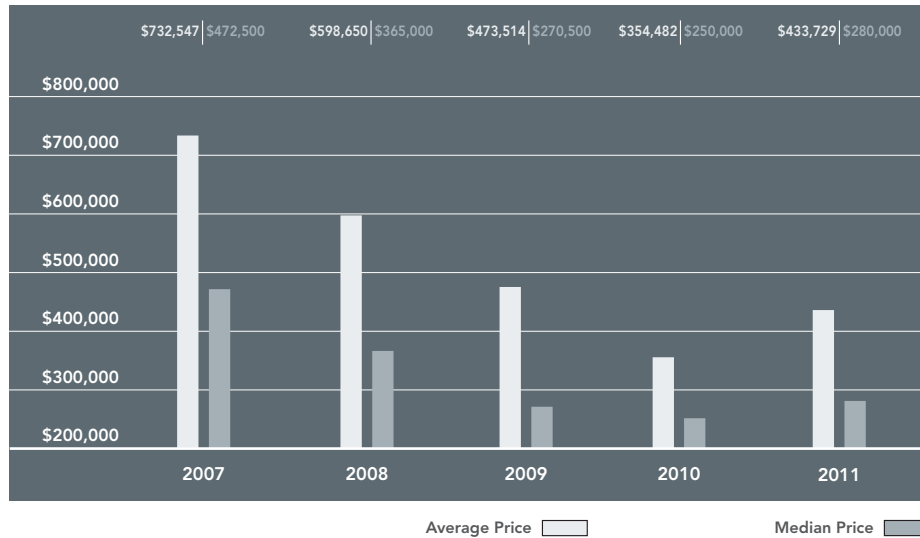


	Number of Sales	Days on Market
2011	123	210
2010	87	198
2009	77	205
2008	100	194
2007	140	180

## SOUTH END

In the South End, apartment prices averaged \$433,729 last year, a 22% improvement from 2010, but still much lower than in 2007. Although the number of sales fell in this market during 2011, they remain higher than in 2007.

### Average and Median Sale Price



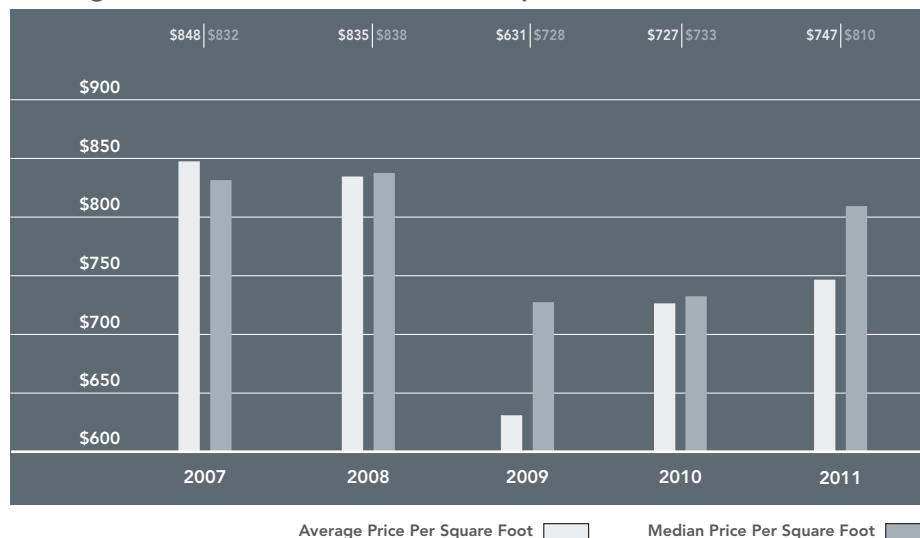
	Number of Sales	Days on Market
2011	201	182
2010	212	172
2009	176	183
2008	197	155
2007	160	165

## TOWNHOUSES

### PALM BEACH TOTAL

The Palm Beach townhouse market saw sales rise in 2011, although it remained a very small market with just 7 sales. Prices averaged \$747 per square foot, up from 2010 but still lower than 2007's mark of \$848.

### Average and Median Sale Price Per Square Foot



	Number of Sales	Days on Market
2011	7	291
2010	6	275
2009	5	212
2008	8	211
2007	13	245



## BROWN HARRIS STEVENS of Palm Beach

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### NEW YORK CITY

East Side

Upper East Side

West Side

Village

TriBeCa

Brooklyn Heights

Park Slope

### THE HAMPTONS

Amagansett

East Hampton

Bridgehampton

Sag Harbor

Southampton

Westhampton Beach

Greenport

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