

BROWN HARRIS STEVENS

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Palm Beach
Residential Market Report
Fall 2006



Single Family Homes

At \$2,900,000, the median price for single family home in Palm Beach from April to September was 17% less than the same period in 2005. This decline was isolated in the North End, as price rose in both the Midtown and Estate sections. Also of note in the North End was an 11% decline in the median asking price for new listings from a year ago. While sharp price increases were posted in the Manalapan & Hypoluxo Island and Estate sections, the small number of sales in each of these markets does not allow for a true comparison to a year ago.

The number of Palm Beach house sales fell sharply over the past six months, as 32% fewer homes changed hands than during 2005's comparable period. The biggest decline in activity occurred in the Estate section, where the number of transactions fell 74% from a year ago to only 5 sales. Perhaps the most surprising development over the past six months was a 19% drop in the number of days houses spent on the market. This is contrary to most markets around the nation, and is even more surprising in light of the 17% decline in the median price during this time.

SALES

NEW LISTINGS

	Number	Average Days on Market	Average Price	Median Price	Number	Median Asking Price
North End						
Apr 06-Sep 06	32	192	\$4,325,025	\$2,900,000	66	\$3,550,000
Apr 05-Sep 05	38	239	\$4,670,049	\$3,487,500	47	\$3,995,000
% Change	-16%	-20%	-7%	-17%	40%	-11%
Midtown						
Apr 06-Sep 06	14	270	\$2,981,679	\$2,445,000	37	\$3,995,000
Apr 05-Sep 05	19	269	\$2,678,536	\$2,400,000	25	\$4,495,000
% Change	-26%	0%	11%	2%	-48%	-11%
Estate Section						
Apr 06-Sep 06	5	208	\$8,794,355	\$8,250,000	12	\$18,250,000
Apr 05-Sep 05	19	306	\$6,889,316	\$7,450,000	21	\$10,900,000
% Change	-74%	-32%	28%	11%	-43%	67%
Palm Beach Total						
Apr 06-Sep 06	52	214	\$4,337,809	\$2,900,000	116	\$3,995,000
Apr 05-Sep 05	76	264	\$4,726,987	\$3,512,500	94	\$4,500,000
% Change	-32	-19%	-8%	-17%	-23%	-11%
Manalapan & Hypoluxo Island*						
Apr 06-Sep 06	7	337	\$5,111,857	\$3,000,000	20	\$2,800,000
Apr 05-Sep 05	20	203	\$1,741,475	\$1,361,000	19	\$2,395,000
% Change	-65%	66%	194%	120%	5%	17%

*Not included in Palm Beach Total

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

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

Condos/Co-ops

Apartment prices in Palm Beach continued to rise over the past six months, as the median price for co-ops and condos of \$722,500 was 36% higher than the same period a year ago. This occurred despite a 51% decline in the number of sales, as only 116 transactions occurred. The Midtown area was the hottest market over the past year, as the median price of apartments their rose 38% from a year ago, to \$1,007,500. Midtown was also the only area to have fewer apartments come on the market compared to the same period in 2005.

Unlike the single family market, apartments in Palm Beach took longer to sell than a year ago, as the average days on market rose 11% to 156. There were 9% more apartments placed on the market than a year ago, as a 14% increase in the South End offset a slight decline in the Midtown market. Although not very active, the townhouse market remained strong over the past six months. The median price per square foot for townhouses of \$769 was 35% higher than the period for April to September in 2005.

SALES

NEW LISTINGS

	Number	Average Days on Market	Average Price	Median Price	Number	Median Asking Price
Midtown						
Apr 06-Sep 06	51	171	\$1,371,694	\$1,007,500	91	\$995,000
Apr 05-Sep 05	81	158	\$1,165,500	\$730,000	93	\$975,000
% Change	-37%	8%	18%	38%	-2%	2%
South End						
Apr 06-Sep 06	64	144	\$661,188	\$540,000	248	\$479,000
Apr 05-Sep 05	156	132	\$575,720	\$447,500	217	\$519,000
% Change	-59%	9%	15%	21%	14%	-8%
Palm Beach Total						
Apr 06-Sep 06	116	156	\$971,141	\$722,500	340	\$595,000
Apr 05-Sep 05	237	141	\$777,290	\$530,000	311	\$589,000
% Change	-51%	11%	25%	36%	9%	1%

Townhouses

SALES

NEW LISTINGS

	Number	Average Days on Market	Average Price PSF	Median Price PSF	Number	Median Asking Price
Palm Beach Total						
Apr 06-Sep 06	6	202	\$781	\$769	10	\$3,500,000
Apr 05-Sep 05	7	193	\$600	\$569	8	\$4,200,000
% Change	-14%	5%	30%	35%	25%	-17%

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