

Q2

2025 PALM BEACH MARKET REPORT

PALM BEACH



Brown Harris Stevens THE Craft OF Research

Q2

2025

TOWN OF
PALM BEACH



Town of Palm Beach

Second Quarter Highlights



SINGLE FAMILY HIGHLIGHTS

The 2nd Quarter of 2025 was an active period for Single Family Home sales on Palm Beach Island as there was a 44% increase in sales volume over the prior year. There were 39 sales in the 2nd Quarter of this year compared to just 27 sales during the prior year. However, price measures overall retreated.

The average sales price fell to \$15,831,000 or 35% lower than last year. The median sale price was 28% lower, ending this quarter at \$12,125,000. The average price per square foot had a more modest change, just 2% lower than last year, ending at an average of \$3,495/sf. Some of the prominent sales this quarter include the sale of 516 S. Ocean Blvd. for \$51.4M and 1519 N. Ocean Way, which sold for \$48.5M.

The average marketing time for homes sold in this period increased to 151 days.

CONDO, CO-OP, & TOWNHOUSE HIGHLIGHTS

The 2nd Quarter of 2025 was also an active period for Condo/Coop/TH sales on Palm Beach Island as there were 95 sales this period. This was a modest increase of 3% over last year's 2nd Quarter but signals good market momentum going forward to the second half of 2025.

The average sale price increased by 51% to \$2,808,000. The price per square foot followed and increased to \$1,393 per square foot or 37% higher than last year. Statistical price measures have been inflated due to several higher priced sales in this 2nd Quarter. Notable sales include 220 Brazilian Avenue, which sold for \$16.5M and 101 Worth Avenue, Unit 2A, which sold for just over \$14M.

The average days-on-market increased to 127 days.

Town of Palm Beach (All Areas)

Single-Family Homes



Average Days
On Market 2025

151

Average Days
On Market 2024

97

Q2 2025

Q2 2024

of Sales

39

27

+44%

Average Price

\$15,831,000

\$24,456,000

-35%

Median Price

\$12,125,000

\$16,850,000

-28%

Price Per Sq Foot

\$3,495

\$3,567

-2%

Town of Palm Beach (All Areas)

Cooperative and Condominium Sales



Average Days
On Market 2025

127

Average Days
On Market 2024

104

	Q2 2025	Q2 2024	
# of Sales	95	92	+3%
Average Price	\$2,808,000	\$1,859,000	+51%
Median Price	\$1,725,000	\$1,150,000	+50%
Price Per Sq Foot	\$1,393	\$1,014	+37%

Q2

2025

SELECT WEST
PALM BEACH
AREAS



Select West Palm Beach Areas

Second Quarter Highlights



SINGLE FAMILY HIGHLIGHTS

There were 152 closed Single Family Homes sales in the West Palm Beach “Select Market Areas”, a decrease of 9% compared to the prior year. Although there was a decrease in sales volume, the average sale price increased by 42% to \$1,780,000. The median sale price is \$898,000, up 43% from \$630,000 in the same quarter of last year.

The average price per square foot was \$657/sf, a 17% increase this quarter. These price measures were propelled higher because there were fewer sales last year over \$10M. The large increases were due to a few higher priced sales that transferred this period including 3030 Washington Road, which sold for \$28.2M and 100 Beverly Road, which sold for just over \$16.7M.

The marketing time for all homes sold this period remained stable at an average of 86 days.

CONDO CO-OP HIGHLIGHTS

There were 135 closed Condo sales in the West Palm Beach “Select Market Areas”, a decrease of 27% compared to the 2nd Quarter of the prior year.

The average sale price also decreased by 39% to \$702,000. This decrease was due to many more higher priced closing from luxury condominium developments last year. The median sale price decreased to \$390,000, a 20% drop from \$485,000 in 2nd Quarter of 2024. Notable sales this year include 1100 S. Flagler Drive, Unit 1502, which sold for \$12.5Mt and 525 S. Flagler Drive, Unit PH3, which sold for just over \$6M. Last year, there were many more sales over \$5M, which skewed the prices measures higher.

The marketing time for Condos/Coops and Townhouses increased to an average of 107 days.

West Palm Beach

Single-Family Homes



Average Days
On Market 2025

86

Average Days
On Market 2024

86

Q2 2025

Q2 2024

of Sales

152

167

-9%

Average Price

\$1,780,000

\$1,257,000

+42%

Median Price

\$898,000

\$630,000

+43%

Price Per Sq Foot

\$657

\$560

+17%

West Palm Beach

Condominium and Cooperative Sales



Average Days
On Market 2025

107

Average Days
On Market 2024

87

Q2 2025

Q2 2024

of Sales

135

87

-27%

Average Price

\$702,000

\$1,152,000

-39%

Median Price

\$390,000

\$485,000

-20%

Price Per Sq Foot

\$439

\$537

-18%

Contact Us

SECOND QUARTER 2025

Palm Beach Residential Market Report

Ava Van de Water

Executive Vice President/Broker

353 Worth Avenue

Palm Beach, FL 33480

Tel: 561-659-6400

50 Cocoanut Row, Suite 104

Palm Beach, FL 33480

Tel: 561-659-6400

4622 S. Dixie Highway

West Palm Beach, FL 33405

Tel: 561-805-5050

BHS Relocation Services

445 Park Avenue, 10th Floor

New York, NY 10022

Tel: 212-381-6521

BHS THE Craft OF Research

©2025 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.