

Q1

2025
PALM BEACH
MARKET
REPORT

PALM BEACH



Brown Harris Stevens *THE Craft OF Research*

Q1

2025

TOWN OF
PALM BEACH



Town of Palm Beach

First Quarter Highlights



SINGLE FAMILY HIGHLIGHTS

The 1st Quarter of 2025 signaled a strong start to the year with a surge in sales volume and moderate growth in values. There were 28 recorded sales during the 1st Quarter of 2025, which was a 56% increase in sales volume over the same period of 2024.

The average sale price increased just 1% to \$16,056,000 from \$15,820,000 in the 1st Quarter of last year. The average \$/SF rose 7% to \$3,117/SF. The median price increased 12% to \$14,000,000. Notable sales this Quarter included 1230 S. Ocean Boulevard, which sold for \$40M; 1160 N. Ocean Boulevard, selling for \$31M; and 120 Clarendon Avenue, which sold for \$27.5M.

The average days on the market for homes sold in this period decreased to 148 days.

CONDO, CO-OP, & TOWNHOUSE HIGHLIGHTS

The market segment of Condos, Co-ops, and Townhouses recorded a slight decrease in sales during 1st Quarter of 2025. There were 79 closed sales which reflected a 6% decrease compared to the 1st Quarter of 2024, which recorded 84 sales. However, the average sale price increased dramatically by 51% to \$2,797,000, the median price increased 10% to \$1,390,000 and the average \$/SF rose 12% to \$1,267/SF

The surge of the prices measures was due to several top-priced sales that transferred this period including 10 Sloan's Curve and 1 Sloan's Curve each selling for \$14.9M; and 150 Bradley Place which sold for \$14M.

The average days on the market increased slightly to 119 days.

Town of Palm Beach (All Areas)

Single-Family Homes



BHSID 11062550

Average Days
On Market 2025

148

Average Days
On Market 2024

160

	Q1 2025	Q1 2024	
# of Sales	28	18	+56%
Average Price	\$16,056,000	\$15,820,000	+1%
Price Per Sq Foot	\$3,117	\$2,925	+7%

Town of Palm Beach (All Areas)

Cooperative and Condominium Sales



Average Days
On Market 2025

119

Average Days
On Market 2024

111

	Q1 2025	Q1 2024	
# of Sales	79	84	-6%
Average Price	\$2,797,000	\$1,855,000	+51%
Price Per Sq Foot	\$1,267	\$1,132	+12%

Q1

2025

SELECT WEST
PALM BEACH
AREAS



Select West Palm Beach Areas

First Quarter Highlights



SINGLE FAMILY HIGHLIGHTS

There were 140 closed sales in the West Palm Beach “Select Market Areas”, an increase of 13% compared to the prior year. The average sale price decreased slightly by 9% to \$1,240,000 and the \$/SF fell to \$582/SF or 7% lower than last year.

The median sale price decreased 1% to \$710,000. Notable sales this period included 111 Russlyn Drive, selling for \$7M and 292 Summa Street, which sold for just under \$6.3M.

Marketing time for all homes sold in this period increased to an average of 98 days.

CONDO CO-OP HIGHLIGHTS

There were 134 closed Condo/Co-op/TH sales in the West Palm Beach “Select Market Areas”, an increase of 26% compared to the 1st Quarter of 2024. The average sale price increased 31% to \$877,000. The median sale price increased 5% to \$442,500 while the average \$/SF increased 8% to \$519/SF.

The average sale price was inflated due to several high-priced sales that transferred this Quarter, including 1100 S. Flagler Drive, Unit #1401, which sold for \$14.9M and 525 S. Flagler Drive, Unit PH3, which sold for just over \$7.2M.

Marketing time increased to an average of 138 days on the market from 96 days in 2024.

West Palm Beach

Single-Family Homes



Average Days
On Market 2025

98

Average Days
On Market 2024

74

	Q1 2025	Q1 2024	
# of Sales	140	124	+13%
Average Price	\$1,240,000	\$1,370,000	-9%
Price Per Sq Foot	\$582	\$629	-7%

West Palm Beach

Condominium and Cooperative Sales



Average Days
On Market 2025

138

Average Days
On Market 2024

96

	Q1 2025	Q1 2024	
# of Sales	134	106	+26%
Average Price	\$877,000	\$667,000	+31%
Price Per Sq Foot	\$519	\$479	+8%

Contact Us

FIRST QUARTER 2025

Palm Beach Residential Market Report

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