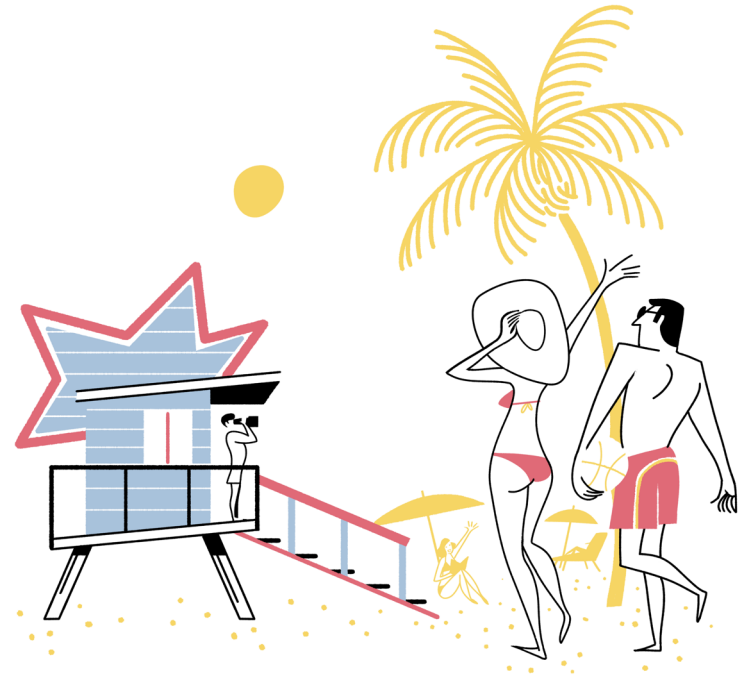


corcoran

The Corcoran Report

3Q | 2025 | COASTAL PALM BEACHES & BARRIER ISLANDS



Neighborhoods

Jupiter Island to Singer Island

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$2.6M	\$995K	127	520
+5%	-15%	-32%	+14%

Town of Palm Beach

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$21.4M	\$2.2M	73	291
+30%	+29%	+9%	-6%

West Palm Beach to Lake Worth Beach

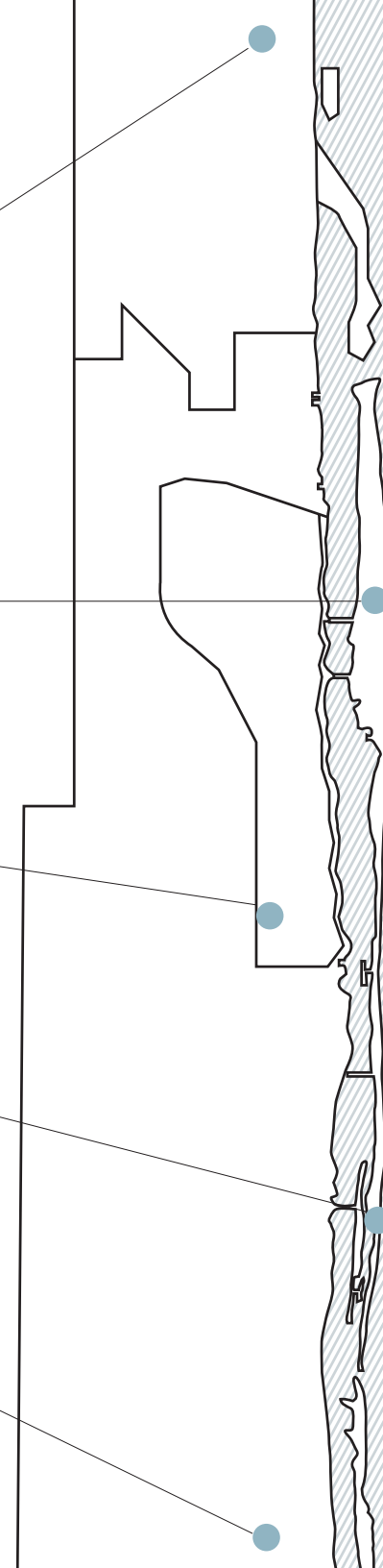
SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$1.1M	\$3.1M	277	561
-3%	+271%	+46%	-8%

Hypoluxo Island to Highland Beach

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$10.4M	\$1.1M	61	248
+151%	-14%	-30%	-7%

Delray Beach

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$2.4M	\$474K	77	234
+4%	-4%	-10%	+24%



231 Via Las Brisas | \$20.5M | Web# 19147

Town of Palm Beach

• In Third Quarter 2025, changes in closed sales were mixed across product types. Single-family home sales in the Town of Palm Beach declined 23% annually (down three sales), while condo/co-op closings rose 17% year-over-year. The increase in condo/co-op sales was driven by more than double the number of closings in Town, while South End condo/co-op sales declined 2% year-over-year.

• Condo/co-op price metrics posted strong double-digit annual gains this quarter. Luxury sales surged, with closings over \$5M quadrupling year-over-year. Notably, an oceanfront duplex sold for over \$17M this quarter. The rise in high-priced transactions pushed average price up 29% to \$2.2M, while median price jumped 55% to \$1.2M.

• Single-family price statistics varied this quarter. Median price fell slightly by 2% year-over-year to \$10M, while average price climbed 30% to \$21.4M. The spike in average price was driven by the highest-priced single-family closing so far this year in the Town of Palm Beach—an ultra-luxury home along the Intracoastal that sold for over \$86M this quarter.

• As of the end of September, single-family inventory rose 4% year-over-year to 72 available homes. Condo/co-op listings fell 8% annually to 219 units—the first annual decline in condo/co-op inventory since Second Quarter 2024.

Single Family

Sales

10

-23% YEAR OVER YEAR

Average Sales Price

\$21.4M

+30% YEAR OVER YEAR

Median Sales Price

\$10.0M

-2% YEAR OVER YEAR

Inventory

72

+4% YEAR OVER YEAR

Condo/Co-op

Sales

63

+17% YEAR OVER YEAR

Average Sales Price

\$2.2M

+29% YEAR OVER YEAR

Median Sales Price

\$1.2M

+55% YEAR OVER YEAR

Inventory

219

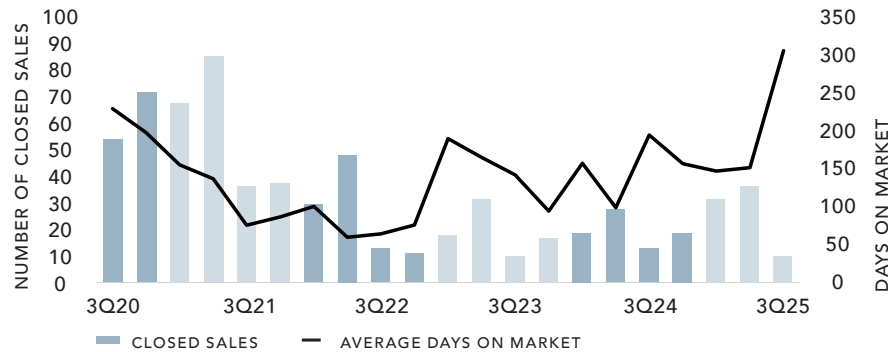
-8% YEAR OVER YEAR

Town of Palm Beach by Product Type

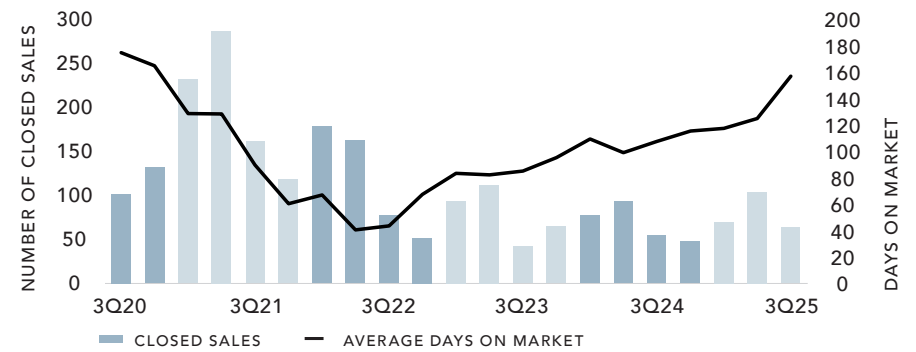
SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	10	37	-73%	13	-23%
SALES VOLUME	\$214M	\$593M	-64%	\$214M	0%
DAYS ON MARKET	312	154	+102%	198	+57%
MEDIAN PRICE	\$10.0M	\$13.0M	-23%	\$10.1M	-2%
AVERAGE PRICE	\$21.4M	\$16.0M	+34%	\$16.5M	+30%
INVENTORY	72	79	-9%	69	+4%

CONDO/CO-OP	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	63	103	-39%	54	+17%
SALES VOLUME	\$140M	\$225M	-38%	\$93M	+51%
DAYS ON MARKET	156	124	+26%	107	+46%
MEDIAN PRICE	\$1.2M	\$1.5M	-19%	\$773K	+55%
AVERAGE PRICE	\$2.2M	\$2.2M	+2%	\$1.7M	+29%
INVENTORY	219	256	-14%	239	-8%

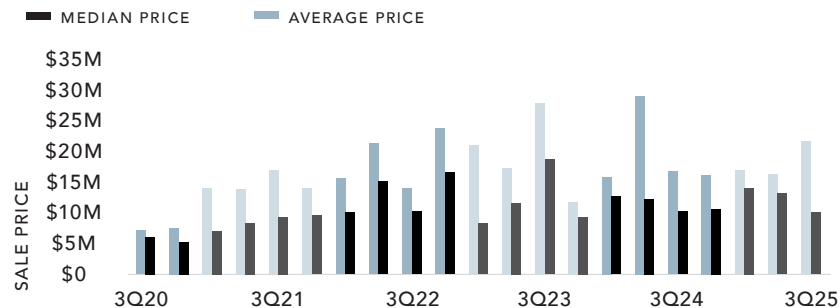
Single Family Closed Sales



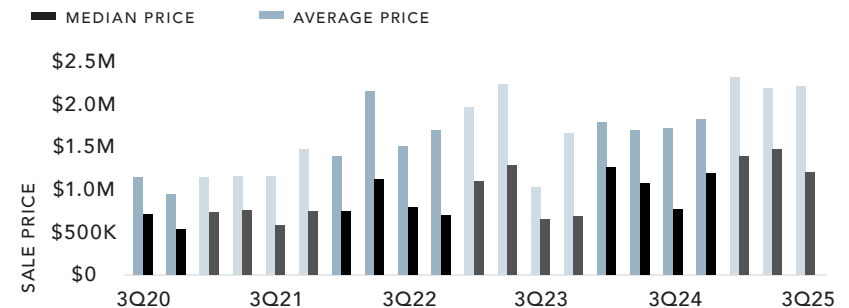
Condo/Co-Op Closed Sales



Single Family Median and Average Price



Condo/Co-Op Median and Average Price



Town of Palm Beach by Neighborhood

Single Family by Neighborhood

NORTH END	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	4	22	-82%	7	-43%
SALES VOLUME	\$67M	\$317M	-79%	\$54M	+25%
DAYS ON MARKET	133	189	-30%	183	-27%
MEDIAN PRICE	\$11.2M	\$11.8M	-4%	\$6.8M	+65%
AVERAGE PRICE	\$16.7M	\$14.4M	+16%	\$7.7M	+118%
INVENTORY	36	35	+3%	29	+24%

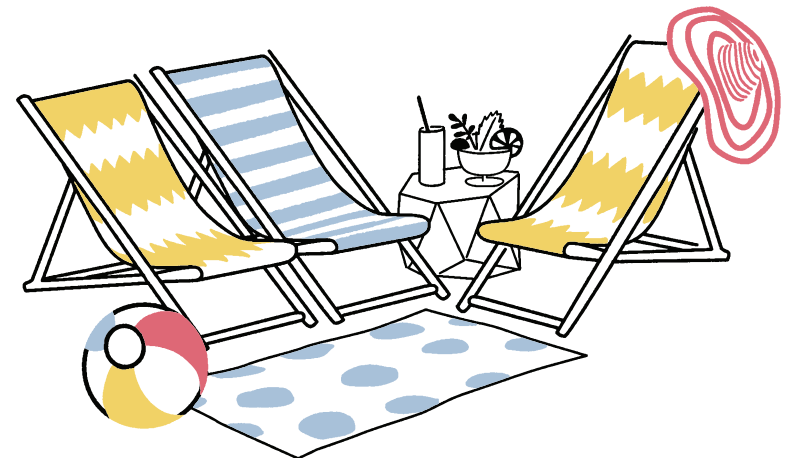
IN TOWN	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	5	8	-38%	3	+67%
SALES VOLUME	\$144M	\$92M	+56%	\$37M	+287%
DAYS ON MARKET	492	109	+351%	81	+504%
MEDIAN PRICE	\$10.7M	\$10.4M	+4%	\$10.8M	0%
AVERAGE PRICE	\$28.7M	\$11.5M	+150%	\$12.4M	+132%
INVENTORY	21	28	-25%	25	-16%

ESTATE SECTION	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	1	7	-86%	3	-67%
SALES VOLUME	\$4M	\$185M	-98%	\$123M	-97%
DAYS ON MARKET	NA	110	NA	341	NA
MEDIAN PRICE	\$3.8M	\$17.5M	-78%	\$42.5M	-91%
AVERAGE PRICE	\$3.8M	\$26.4M	-85%	\$41.0M	-91%
INVENTORY	15	16	-6%	15	0%

Condo/Co-Op by Neighborhood

IN TOWN	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	17	40	-58%	7	+143%
SALES VOLUME	\$85M	\$158M	-46%	\$33M	+155%
DAYS ON MARKET	134	113	+19%	163	-18%
MEDIAN PRICE	\$3.5M	\$3.1M	+13%	\$3.0M	+17%
AVERAGE PRICE	\$5.0M	\$3.9M	+27%	\$4.8M	+5%
INVENTORY	49	63	-22%	50	-2%

SOUTH END	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	46	63	-27%	47	-2%
SALES VOLUME	\$54M	\$67M	-19%	\$59M	-9%
DAYS ON MARKET	162	132	+22%	99	+63%
MEDIAN PRICE	\$653K	\$745K	-12%	\$670K	-3%
AVERAGE PRICE	\$1.2M	\$1.1M	+11%	\$1.3M	-7%
INVENTORY	170	193	-12%	189	-10%



2494 SE Ranch Acres Circle | \$8.298M | Web# 92206494

Jupiter Island to Singer Island

- In the Jupiter Island to Singer Island submarket, closed sales declined annually for both property types, with condo/co-op sales down 42% and single-family home sales falling 6%. The significant drop in condo/co-op closings was driven by a shortage of luxury sales, as transactions priced above \$2M fell sharply versus last year's level.

- Condo/co-op median price dropped 43% year-over-year to \$573K, while average price declined 15% to \$995K. These annual declines were driven by a nearly 50% drop in the number of high-end sales over \$2M compared to Third Quarter 2024.

- Single-family pricing metrics increased year-over-year in Third Quarter 2025. Median price climbed 23% year-over-year to \$1.6M and average price increased 5% to \$2.6M. The year-over-year gains in pricing this quarter were fueled by an uptick in the number of closings over \$5M versus Third Quarter 2024.

- Jupiter Island to Singer Island inventory continued its build up and saw both product types rise annually for the eighth consecutive quarter. Condo/co-op inventory increased 9% year-over-year to 408 available listings and single-family inventory climbed 37% to 112 available homes as of the end of September.

Single Family

Sales

49

-6% YEAR OVER YEAR

Average Sales Price

\$2.6M

+5% YEAR OVER YEAR

Median Sales Price

\$1.6M

+23% YEAR OVER YEAR

Inventory

112

+37% YEAR OVER YEAR

Condo/Co-op

Sales

78

-42% YEAR OVER YEAR

Average Sales Price

\$995K

-15% YEAR OVER YEAR

Median Sales Price

\$573K

-43% YEAR OVER YEAR

Inventory

408

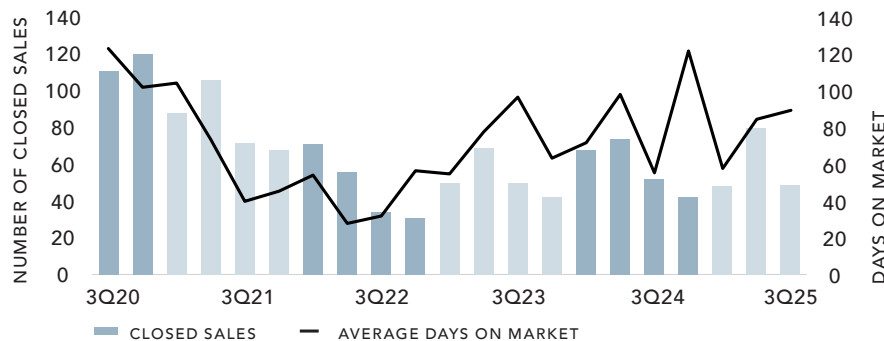
+9% YEAR OVER YEAR

Jupiter Island to Singer Island by Product Type

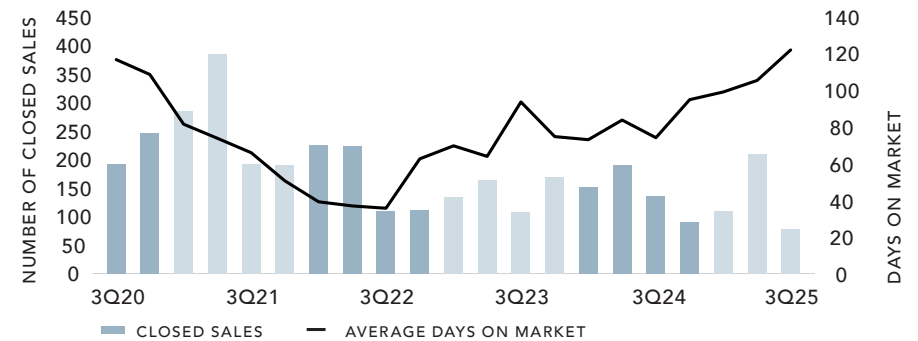
SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	49	80	-39%	52	-6%
SALES VOLUME	\$129M	\$356M	-64%	\$131M	-1%
DAYS ON MARKET	90	85	+6%	55	+62%
MEDIAN PRICE	\$1.6M	\$2.0M	-18%	\$1.3M	+23%
AVERAGE PRICE	\$2.6M	\$4.4M	-41%	\$2.5M	+5%
INVENTORY	112	115	-3%	82	+37%

CONDO/CO-OP	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	78	207	-62%	135	-42%
SALES VOLUME	\$78M	\$183M	-58%	\$158M	-51%
DAYS ON MARKET	121	105	+16%	74	+65%
MEDIAN PRICE	\$573K	\$570K	0%	\$1.0M	-43%
AVERAGE PRICE	\$995K	\$886K	+12%	\$1.2M	-15%
INVENTORY	408	439	-7%	376	+9%

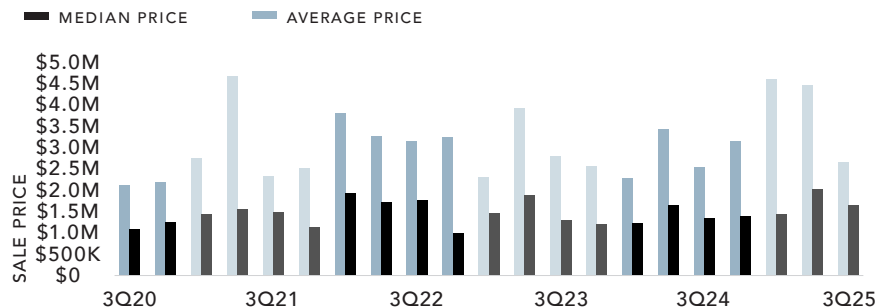
Single Family Closed Sales



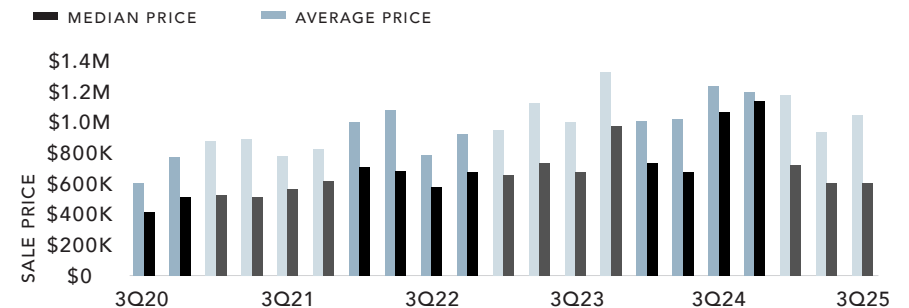
Condo/Co-Op Closed Sales



Single Family Median and Average Price



Condo/Co-Op Median and Average Price



528 32nd Street | \$1.625M | Web# 99150820

West Palm Beach to Lake Worth Beach

• In the area from West Palm Beach to Lake Worth, both product types posted double-digit annual gains in closings. Single-family home sales rose 26%, and condo/co-op transactions spiked 93% versus Third Quarter 2024. Notably, condo/co-op sales posted their largest annual percentage gain since 2021, driven by new development sales at Forté on Flagler, which began closings in July.

• Single-family prices dropped year-over-year. Median price decreased 7%, and average price fell 3% to \$1.1M, fueled by a rise in the market share of sales below \$1M.

• Condo/co-op pricing statistics ballooned year-over-year in Third Quarter 2025. Both median and average prices posted triple-digit annual growth and reached new record highs, fueled by a surge in sales over \$5M—almost entirely from closings at Forté on Flagler. Additionally, this quarter included the highest-priced recorded condominium sale ever in West Palm Beach, with a residence at Forté on Flagler selling for over \$28M.

• At the end of September, single-family inventory dropped 10% year-over-year, while condo/co-op listings fell 6% annually. Despite the annual decline, condo/co-op inventory has remained above 250 active listings for two consecutive years.

Single Family

Sales

169

+26% YEAR OVER YEAR

Average Sales Price

\$1.1M

-3% YEAR OVER YEAR

Median Sales Price

\$550K

-7% YEAR OVER YEAR

Inventory

287

-10% YEAR OVER YEAR

Condo/Co-op

Sales

108

+93% YEAR OVER YEAR

Average Sales Price

\$3.1M

+271% YEAR OVER YEAR

Median Sales Price

\$872K

+118% YEAR OVER YEAR

Inventory

274

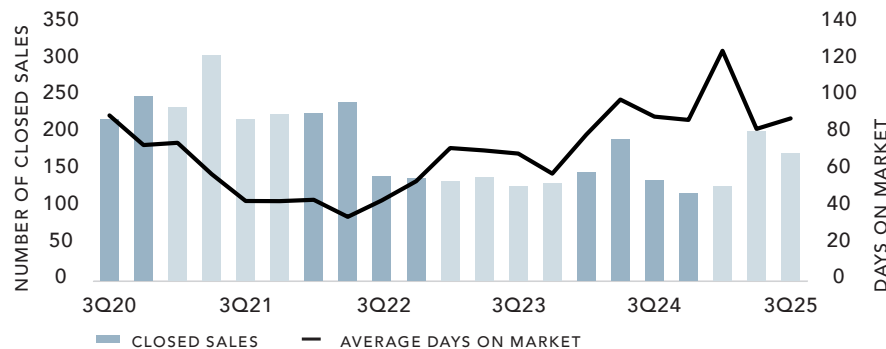
-6% YEAR OVER YEAR

West Palm Beach to Lake Worth Beach by Product Type

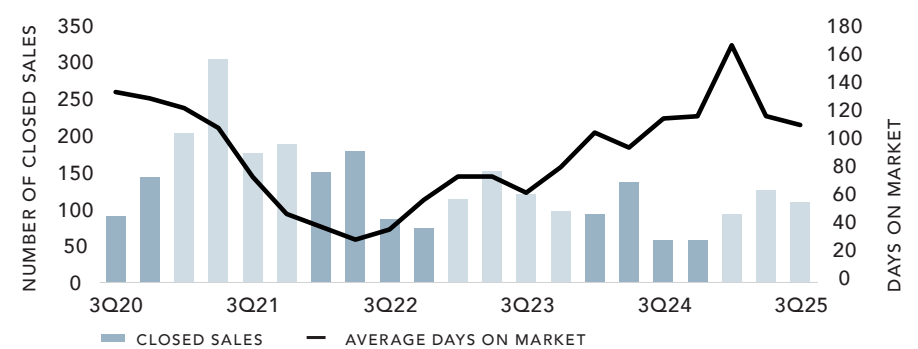
SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	169	199	-15%	134	+26%
SALES VOLUME	\$187M	\$299M	-37%	\$153M	+22%
DAYS ON MARKET	86	81	+7%	87	-1%
MEDIAN PRICE	\$550K	\$715K	-23%	\$590K	-7%
AVERAGE PRICE	\$1.1M	\$1.5M	-26%	\$1.1M	-3%
INVENTORY	287	329	-13%	320	-10%

CONDO/CO-OP	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	108	124	-13%	56	+93%
SALES VOLUME	\$339M	\$113M	+200%	\$47M	+615%
DAYS ON MARKET	110	116	-5%	114	-4%
MEDIAN PRICE	\$872K	\$515K	+69%	\$400K	+118%
AVERAGE PRICE	\$3.1M	\$910K	+245%	\$846K	+271%
INVENTORY	274	283	-3%	293	-6%

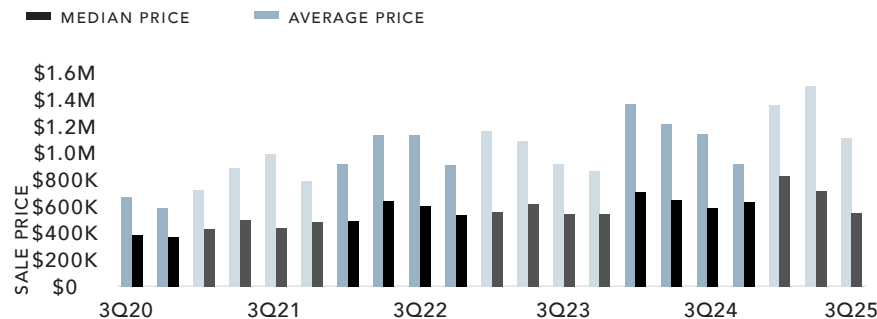
Single Family Closed Sales



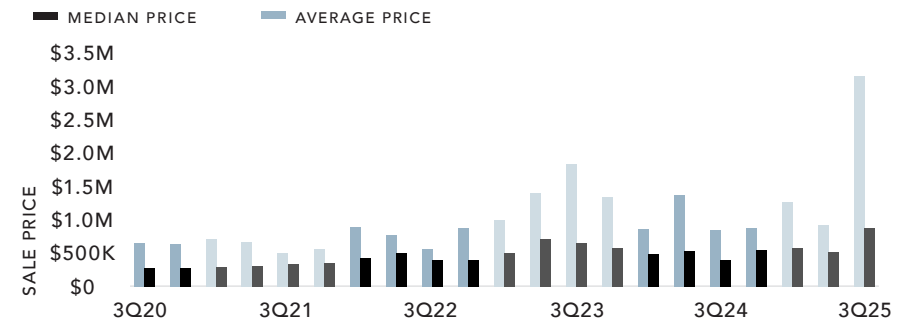
Condo/Co-Op Closed Sales



Single Family Median and Average Price



Condo/Co-Op Median and Average Price



27 Hersey drive | \$3.250M | Web# 100457224

Hypoluxo Island to Highland Beach

• In the region spanning from Hypoluxo Island to Highland Beach, both product types displayed double-digit annual declines in closings. Single-family home sales dropped 58%, and condo/co-op transactions declined 18% versus Third Quarter 2024.

• In Third Quarter 2025, single-family prices rose sharply year-over-year to new record highs. Median price jumped to \$7.2M, and average price climbed to \$10.4M, fueled by a fourfold increase in closings above \$10M. Additionally, while Third Quarter 2024 had no sales over \$20M, this quarter saw three closings above that price point.

• Condo/co-op pricing metrics fell annually this quarter. Median price declined 11% year-over-year to \$980K, and average price dropped by 14% to \$1.1M.

• As of the end of the quarter, condo/co-op listed inventory increased 5% year-over-year to 203 units and remained over 200 active listings for the fourth consecutive quarter. Single-family inventory fell 39% annually to 45 available homes, the lowest number since 2021.

Single Family

Sales

11

-58% YEAR OVER YEAR

Average Sales Price

\$10.4M

+151% YEAR OVER YEAR

Median Sales Price

\$7.2M

+117% YEAR OVER YEAR

Inventory

45

-39% YEAR OVER YEAR

Condo/Co-op

Sales

50

-18% YEAR OVER YEAR

Average Sales Price

\$1.1M

-14% YEAR OVER YEAR

Median Sales Price

\$980K

-11% YEAR OVER YEAR

Inventory

203

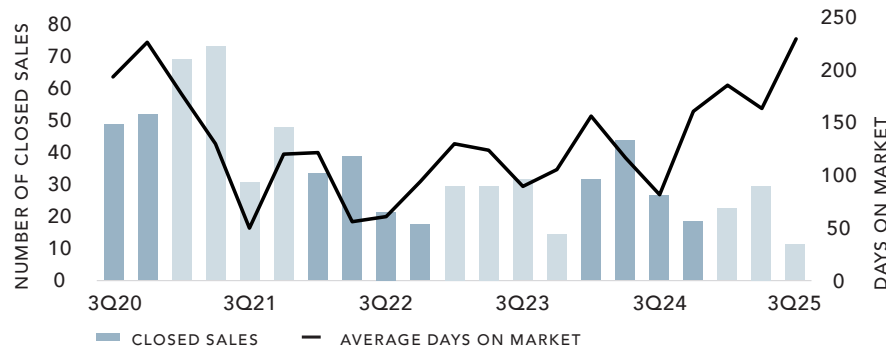
+5% YEAR OVER YEAR

Hypoluxo Island to Highland Beach by Product Type

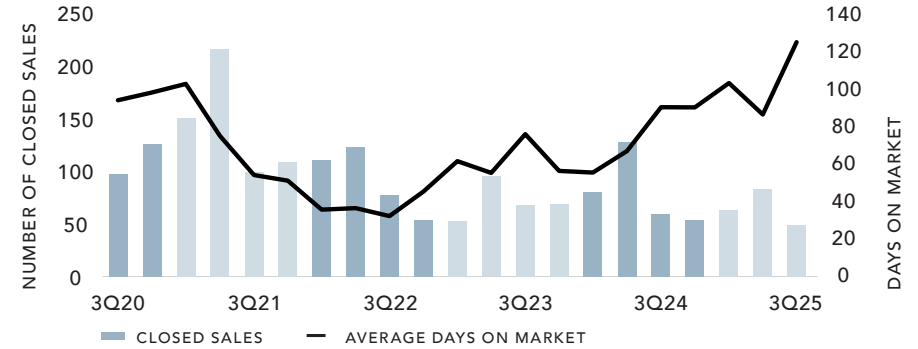
SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	11	29	-62%	26	-58%
SALES VOLUME	\$114M	\$240M	-52%	\$107M	+6%
DAYS ON MARKET	186	132	+41%	66	+183%
MEDIAN PRICE	\$7.2M	\$4.5M	+60%	\$3.3M	+117%
AVERAGE PRICE	\$10.4M	\$8.3M	+25%	\$4.1M	+151%
INVENTORY	45	68	-34%	74	-39%

CONDO/CO-OP	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	50	86	-42%	61	-18%
SALES VOLUME	\$57M	\$90M	-36%	\$81M	-29%
DAYS ON MARKET	147	101	+45%	106	+39%
MEDIAN PRICE	\$980K	\$845K	+16%	\$1.1M	-11%
AVERAGE PRICE	\$1.1M	\$1.0M	+10%	\$1.3M	-14%
INVENTORY	203	234	-13%	193	+5%

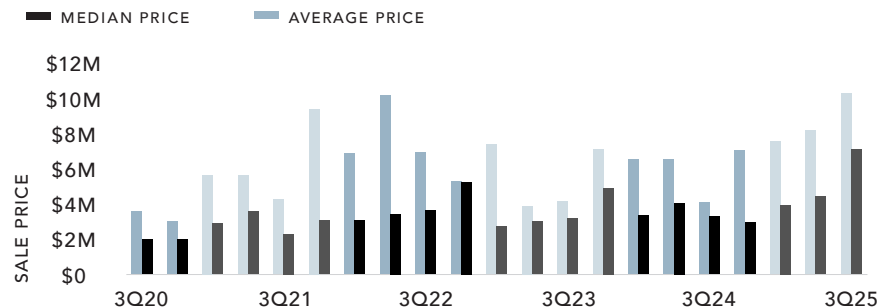
Single Family Closed Sales



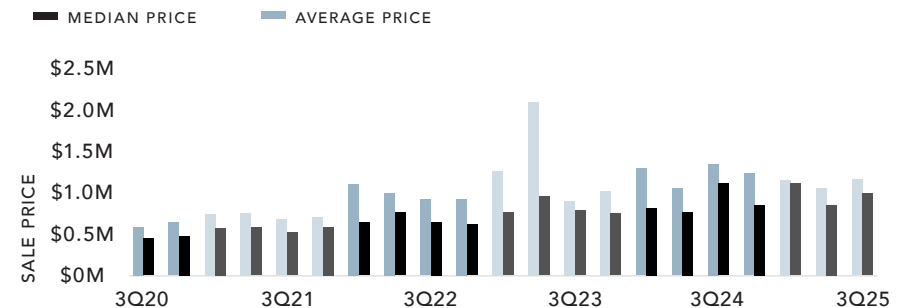
Condo/Co-Op Closed Sales



Single Family Median and Average Price



Condo/Co-Op Median and Average Price





2002 NW 4th Avenue | \$7.250M | Web# 98766366

Delray Beach

- Delray Beach closed sales diverged between product types. Single-family home sales fell 16% annually and condo/co-op sales rose 13% year-over-year.
- Single-family pricing metrics rose year-over-year this quarter, with the average price up 4% and the median increasing 7%. Fewer transactions under \$2M compared to a year ago contributed to the annual gains.
- Condo/co-op pricing metrics varied this quarter. Median price climbed 45% year-over-year to \$465K, fueled by nearly twice as many sales over \$500K. However, average price declined 4% to \$474K, due to no closed sales over \$1M this quarter versus two such closings last year.
- Inventory rose annually across both product types. Condo/co-op inventory increased 44% to 78 listed residences, and single-family inventory expanded 16% to 156 available homes. This was the third consecutive quarter that both product types saw double-digit annual gains in inventory.

Single Family

Sales	Average Sales Price	Median Sales Price	Inventory
59	\$2.4M	\$1.8M	156
-16% YEAR OVER YEAR	+4% YEAR OVER YEAR	+7% YEAR OVER YEAR	+16% YEAR OVER YEAR

Condo/Co-op

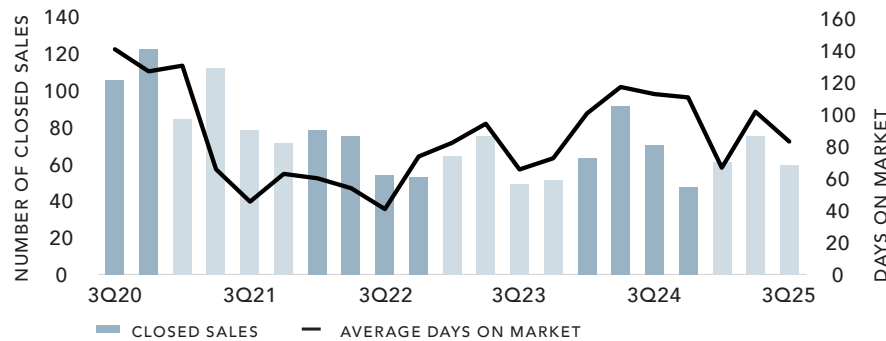
Sales	Average Sales Price	Median Sales Price	Inventory
18	\$474K	\$465K	78
+13% YEAR OVER YEAR	-4% YEAR OVER YEAR	+45% YEAR OVER YEAR	+44% YEAR OVER YEAR

Delray Beach by Product Type

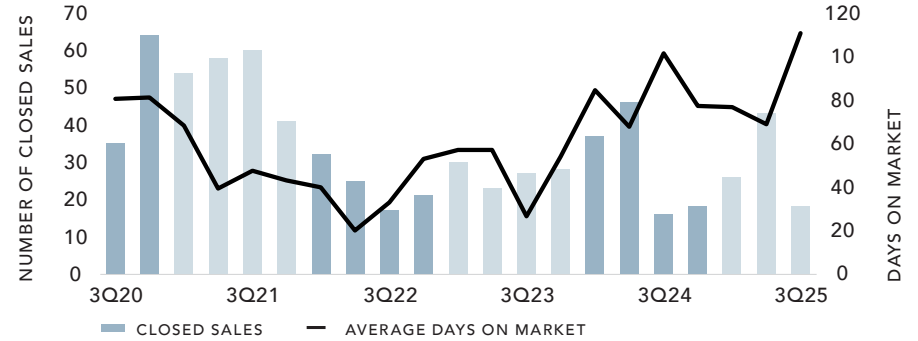
SINGLE FAMILY	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	59	75	-21%	70	-16%
SALES VOLUME	\$141M	\$188M	-25%	\$161M	-13%
DAYS ON MARKET	82	101	-19%	112	-27%
MEDIAN PRICE	\$1.8M	\$2.4M	-26%	\$1.6M	+7%
AVERAGE PRICE	\$2.4M	\$2.5M	-5%	\$2.3M	+4%
INVENTORY	156	167	-7%	134	+16%

CONDO/CO-OP	3Q25	2Q25	%CHG(QTR)	3Q24	%CHG(YR)
CLOSED SALES	18	43	-58%	16	+13%
SALES VOLUME	\$9M	\$22M	-62%	\$8M	+8%
DAYS ON MARKET	111	67	+67%	102	+9%
MEDIAN PRICE	\$465K	\$440K	+6%	\$320K	+45%
AVERAGE PRICE	\$474K	\$517K	-8%	\$495K	-4%
INVENTORY	78	71	+10%	54	+44%

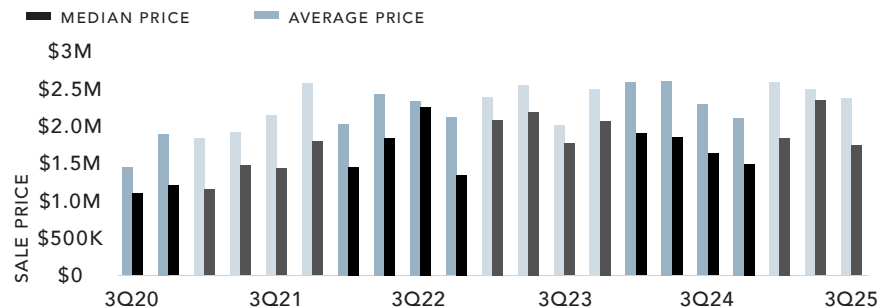
Single Family Closed Sales



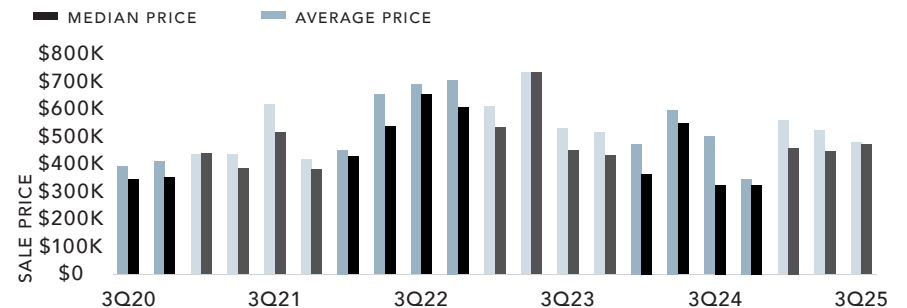
Condo/Co-Op Closed Sales



Single Family Median and Average Price



Condo/Co-Op Median and Average Price



Townhouse

- Townhouse sales across all Coastal Palm Beaches and Barrier Island submarkets fell slightly by 4% year-over-year.
- Despite the modest drop in sales, closed sales volume surged 45% annually, driven by three high-end sales priced over \$6M.
- Median sale price increased 5% year-over-year, and average price rose 50% versus Third Quarter 2024. The spike in average price this quarter was fueled by a transaction for \$16M on Palm Beach Island. By comparison, there were no townhouse sales over \$10M during Third Quarter 2024.
- At the end of the quarter, prospective townhouse buyers had a selection of 136 homes available, down only 1% from a year ago. This quarter marks the first decline in townhouse inventory since fourth-quarter 2023.

CHANGE (QUARTER) CHANGE (YEAR-OVER-YEAR)

TOWNHOUSE ALL AREAS

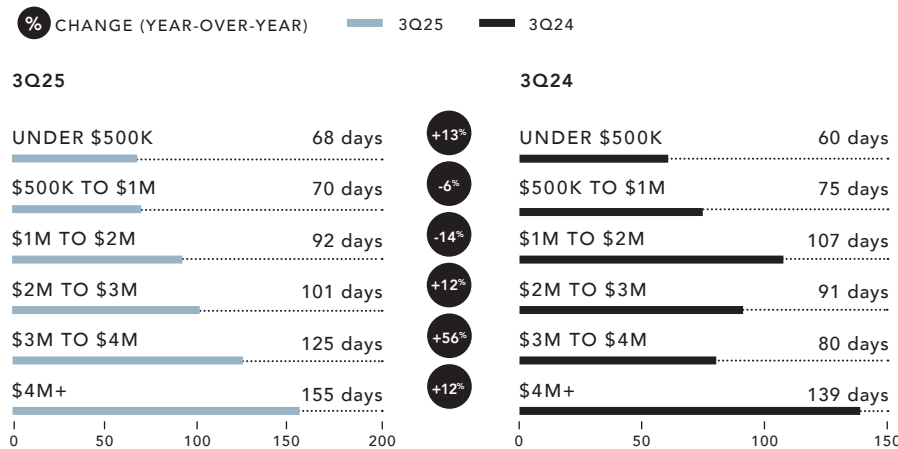
3Q25	2Q25	3Q24
52	101	54
CLOSED SALES		
\$77M	\$162M	\$53M
CLOSED SALES VOLUME		
110	100	84
AVERAGE DAYS ON MARKET		
\$720K	\$853K	\$685K
MEDIAN PRICE		
\$1.5M	\$1.6M	\$987K
AVERAGE PRICE		
136	172	138
INVENTORY		

Coastal Palm Beaches & Barrier Islands All Areas

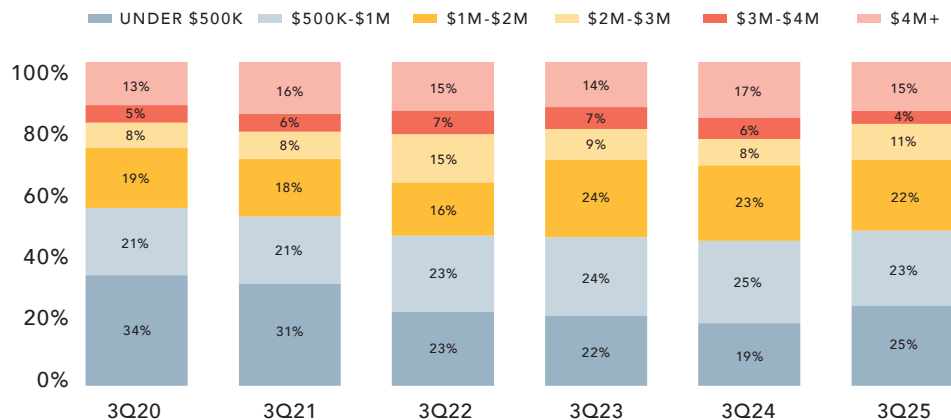
Single Family Days on Market and Market Share

- Single-family average days on market increased annually for all price ranges except for \$500K to \$1M, which fell 6% to 70 days on average, and \$1M to \$2M, which declined 14% to 92 days on average.
- The market share of single-family sales under \$500K rose 6% year-over-year while the share of closings over \$4M fell 2% versus Third Quarter 2024.

Days on Market by Price Range



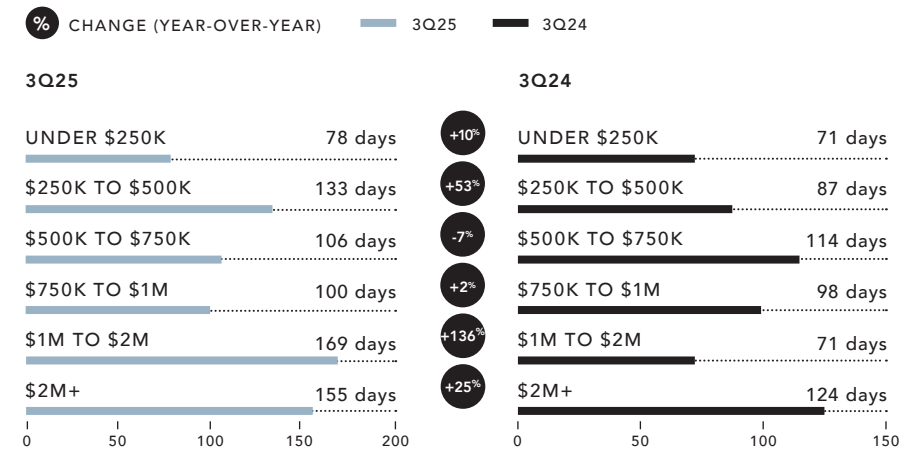
Market Share by Price Range



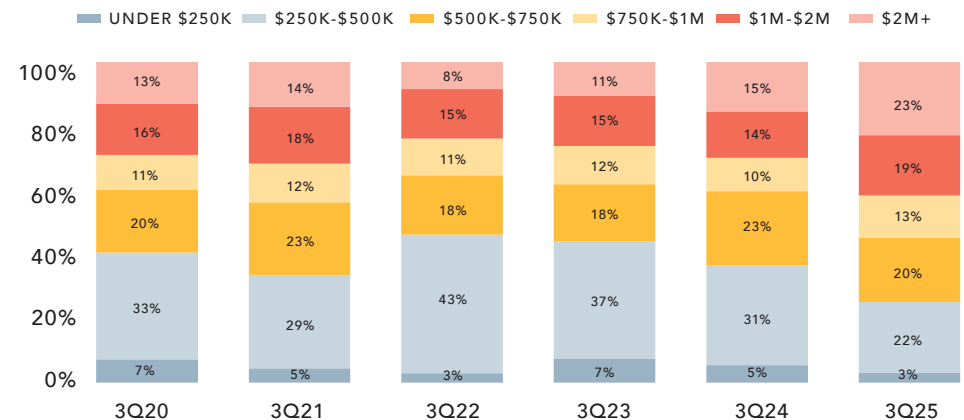
Condo/Co-op Days on Market and Market Share

- Condo/co-op days on market experienced annual increases for all price ranges except for the \$500K to \$750K segment, which fell by 7% to 106 days on average. Days on market for the \$1M to \$2M price category experienced the largest annual increase, more than doubling year-over-year.
- The market share of condo/co-op sales over \$2M rose 8% year-over-year and 10% versus Third Quarter 2020.

Days on Market by Price Range



Market Share by Price Range



Methodology

Figures are based on closings reported in the Palm Beach PBB and Beaches Multiple Listing Services, in addition to sales recorded by the Palm Beach County Property Appraiser's office within the Town of Palm Beach at the time the report is prepared.

Median Price is the middle or midpoint price where half of sales fall below and half fall above this number.

Days on Market averages how long a unit takes to sell and is calculated by subtracting contract date from list date. Units on the market longer than three years and shorter than one day are considered outliers and removed from the data to prevent significant skewing.

Inventory is a count of all currently listed units in each neighborhood and is measured at the end of each quarter.

West Palm Beach to Lake Worth section includes areas spanning from the Intracoastal Waterway to Interstate 95.

Delray Beach section includes areas spanning from the Intracoastal Waterway to Interstate 95.

MLS Area Codes used in the report:

Palm Beach - 5001, 5002, 5003, 5004

Jupiter to Singer Island - 5030, 5080, 5220, 5240, 5250

Hypoluxo Island to Highland - 4110, 4120, 4130, 4140, 4150, 4200

West Palm Beach to Lake Worth Beach - 5420, 5440, 5600, 5430, 5610

Delray Beach - 4360, 4220, 4460, 4230, 4180

Townhouse – All Areas listed above

DISCLAIMER

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