

Jupiter-Tequesta-Hobe Sound (JTHS) Market Report | 2024 Q2



Jupiter-Tequesta-Hobe Sound (JTMS)

Market Report| 2024 Q2

Closed Sales Fell 3% in 2024 Q2 But Rose in Areas where Cash Buyers Dominate

During 2024 Q2, the dollar volume of homes sales in the JTMS Market area totaled \$1.66 billion, down 9% from the same quarter one year ago. However, dollar sales volume rose 1% in the first half of 2024 to \$2.92 billion. The JTMS market area accounted for 8.8% of Southeast Florida's \$33.3 billion sales in the first half of 2024.

Fifty-six percent of JTMS sales are all-cash. In markets where cash buyers are more dominant, closed sales rose; in markets where cash buyers are not as dominant, sales fell as mortgage rates remain elevated, hurting affordability.

Closed sales fell 3% year-over-year in 2024 Q2, some markets where cash buyers dominate the market saw higher sales growth. Among nine zip codes, closed sales rose in three areas: 33418-Palm Beach Gardens (+2.4%), 33408-North Palm Beach/Juno Beach (+15.7%), and 33477-Jupiter (+17.6%).

Cash buyers account for over half of sales in these markets: 33418-Palm Beach Gardens (56%), 33408-North Palm Beach/Juno Beach (70%), and 33477-Jupiter (75%).

In 33455-Hobe Sound where cash buyers made up 69% of total sales, sales fell (-0.7%) but condominium/townhome sales rose (+20.0%). In 33469 -Tequesta where cash buyers accounted for 64% of total sales, total sales fell (-2.9%) but single-family sales rose (+27.1%).

Closed sales fell in 33478-Jupiter (-1.5%), 33458-Jupiter (-20.5%) and 33410-Palm Beach Gardens (-10.6%). Cash sales account for a smaller share of sales in these markets: 33478-Jupiter (42%), 33458-Jupiter market (42%) and 33410-Palm Beach Gardens (51%).

Median Single-family Sales Prices Rose 7% While Condo/Townhome Prices Fell 2%

While transactions declined and even as active inventory increased, prices were broadly up for single-family sales, suggesting the presence of wealthy buyers purchasing high-end properties. The median sales price of single-family homes rose to \$970,000, up 7.2% year-over-year, outpacing the pace of appreciation in Miami-Dade (6.6%), Broward (5.9%), and Palm Beach (6.3%). The median sales prices rose in the large areas of 33458-Jupiter (10.9%) and 33418-Palm Beach Gardens (11.1%) where inventory is below 6 months' supply.

The median sales price of condominium/townhomes fell 2.4% to \$437,500, in contrast to the price gains in Miami-Dade (2.4%), Broward (4.4%), and Palm Beach (6.3%). The areas with the largest price declines were 33455-Hobe Sound (-30.2%) and 33469-Jupiter (-7.5%) after spiking up one year ago. However, prices rose in 33410-Palm Beach Gardens (8.6%) and 33478-Jupiter (12.8%) where months' supply is below 6 months.

Active inventory rose 55.9% to 2,096 units, equivalent to 5.9 months' supply, up from 3.4 months' supply one year ago. But inventory remains below 6 months' supply in 33418-Palm Beach Gardens (4.7) and 33410-Palm Beach Gardens (4.1).

With more supply, properties typically stayed on the market for 39 days, slightly longer than one year ago (39 days). Condominium/townhome properties typically stayed longer on the market at 42 days compared to 37 days for single-family homes. The fastest days on market were in 33458-Jupiter (33 days), 33477-Jupiter (36 days), 33455-Hobe Sound (36 days) and 33450-West Palm Beach (36 days).

Despite the uptick in supply, the median percent to list price was unchanged at 94%, the same as one year ago. The lowest percent sales to list price was in 33469-Jupiter at 89% while the highest sales to list price values were in 33404-North Palm Beach and 33458-Jupiter at 95%.

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Southeast Florida Counties and the JTMS Market Area in 2024 Q2

	Miami-Dade County	Broward County	Palm Beach County	Martin County	St. Lucie County	JTMS Market
Dollar Volume	\$6.53B 13.1%	\$4.44B 1.4%	\$6.73B 3.3%	\$0.72B 2.0%	\$0.83B 2.1%	\$1.7B -9.0%
Closed Sales	6,812 -2.9%	7,400 -6.8%	7,345 -7.1%	944 -2.2%	2,005 -2.7%	1,443 -3.0%
New Pending Sales	7,199 -5.3%	7,923 -7.4%	6,994 -10.4%	928 -0.2%	2,047 -3.8%	1,274 -8.8%
Active Inventory	13,572 49.9%	13,422 87.5%	11,792 64.6%	1,338 67.7%	3,078 84.4%	2,096 59.5%
New Listings	11,034 20.1%	11,621 18.5%	10,153 13.8%	1,272 19.0%	2,743 26.8%	1,776 13.3%
Median Sales Price Single family	\$650,000 6.6%	\$630,000 5.9%	\$650,000 6.3%	\$605,000 -0.8%	\$407,250 5.5%	\$970,000 7.2%
Median Sales Price Condo	\$425,000 2.4%	\$285,000 4.4%	\$335,000 6.3%	\$298,000 -1.9%	\$310,000 3.3%	\$437,500 -2.4%
Months' Supply	6.9	6.2	5.7	5.1	5.3	5.9
Median Days to Contract	42.0	39.0	43.0	42.0	46.0	39.0
Median Percent Sales to Original List Price	95.7	95.3	93.8	94.4	95.6	93.9
Cash Sales as a Percent of Sales	39.0	39.4	53.4	59.9	35.0	55.6

The Jupiter-Tequesta-Hobe Sound (JTMS) Market covers the zip codes in Palm Beach Gardens (33418, 33410), North Palm Beach/Juno Beach (33408), Singer Island (33404), Jupiter (33477, 33458, 33478), Tequesta (33469), and Hobe Sound (33455). The numbers in the second row of a pane are year-over-year percent changes. The median sales prices for the entire JTMS market area are the median of the zip code median prices produced by Florida REALTORS®.

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Jupiter-Tequesta-Hobe Sound (JTMS)

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JTMS Market Area Housing Metrics in 2024 Q2

	Dollar Volume		
	Single family	Condo	All Types
33418 - Palm Beach Gardens	\$262,552,578	\$52,594,898	\$315,147,320
33410 - Palm Beach Gardens	\$177,710,843	\$37,214,941	\$216,190,809
33408 - North Palm Beach/Juno Beach	\$98,866,859	\$87,585,882	\$187,242,678
33404 - Singer Island	\$40,488,784	\$82,067,040	\$122,555,808
33477 - Jupiter	\$137,857,016	\$86,567,420	\$224,749,840
33458 - Jupiter	\$163,005,876	\$36,363,384	\$199,369,184
33478 - Jupiter	\$82,925,895	\$1,100,000	\$84,025,920
33469 - Tequesta	\$104,141,030	\$23,364,240	\$127,505,228
33455 - Hobe Sound	\$173,333,286	\$10,663,512	\$187,760,253
Grand Total	\$1,240,882,167	\$417,521,317	\$1,664,547,040

The figure reported for condos include townhomes.

Year-over-Year Percent Change

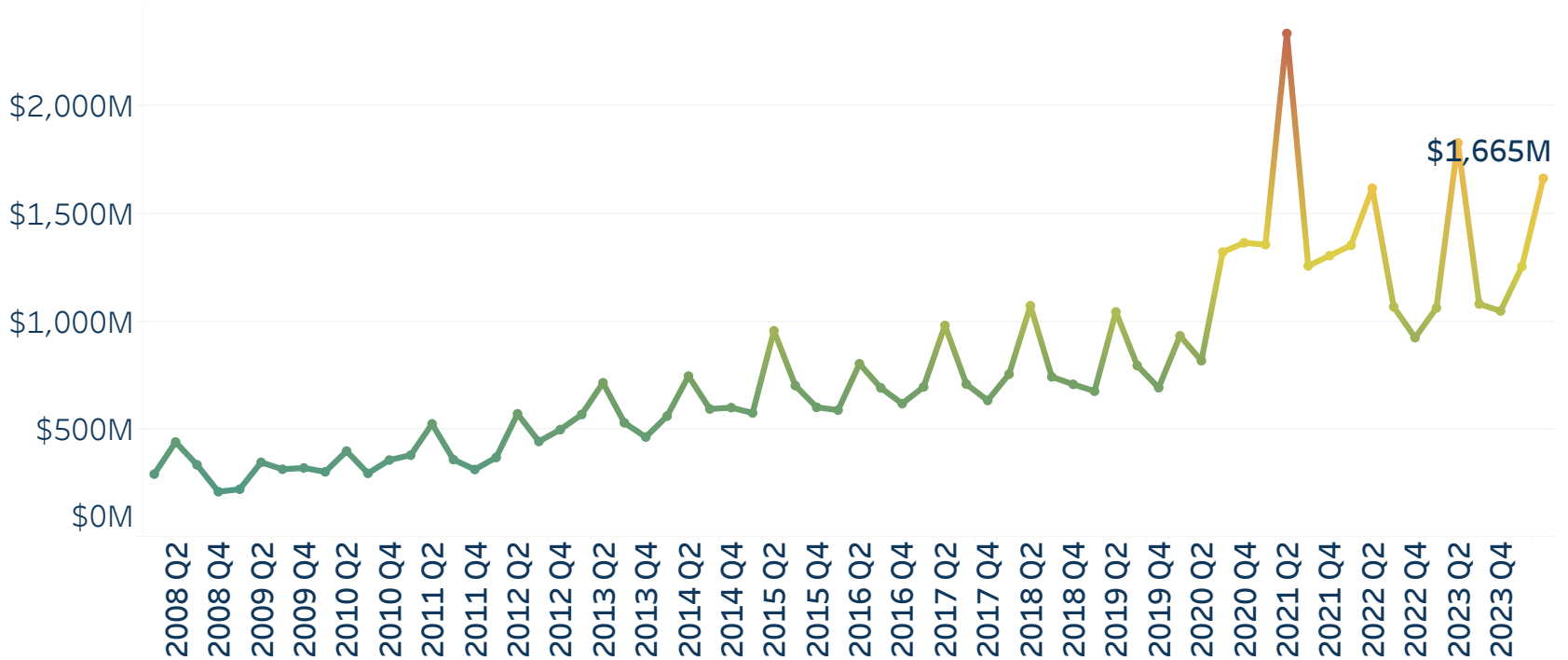
	Dollar Volume		
	Single family	Condo	All Types
33418 - Palm Beach Gardens	-9.03%	3.75%	-7.12%
33410 - Palm Beach Gardens	5.95%	-18.28%	1.05%
33408 - North Palm Beach/Juno Beach	-14.39%	24.94%	0.74%
33404 - Singer Island	8.26%	5.25%	5.86%
33477 - Jupiter	-18.49%	16.99%	-7.56%
33458 - Jupiter	-36.88%	-10.06%	-33.25%
33478 - Jupiter	8.56%	-59.41%	6.24%
33469 - Tequesta	-25.87%	-47.34%	-31.03%
33455 - Hobe Sound	18.08%	-38.68%	11.41%
Grand Total	-11.38%	-1.34%	-9.00%

The figure reported for condos include townhomes.

Jupiter-Tequesta-Hobe Sound (JTHS)

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JTHS Market Area Dollar Sales Volume



	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/Juno Beach	33404 - Singer Island	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	Grand Total
2019 Q1	\$144M	\$70M	\$60M	\$53M	\$113M	\$92M	\$34M	\$60M	\$50M	\$677M
2019 Q2	\$174M	\$120M	\$99M	\$87M	\$163M	\$183M	\$50M	\$93M	\$77M	\$1,045M
2019 Q3	\$149M	\$125M	\$62M	\$60M	\$89M	\$147M	\$49M	\$69M	\$45M	\$796M
2019 Q4	\$130M	\$84M	\$68M	\$73M	\$92M	\$113M	\$22M	\$51M	\$61M	\$694M
2020 Q1	\$159M	\$97M	\$126M	\$126M	\$117M	\$139M	\$48M	\$58M	\$64M	\$934M
2020 Q2	\$119M	\$79M	\$88M	\$91M	\$131M	\$103M	\$42M	\$61M	\$105M	\$819M
2020 Q3	\$242M	\$150M	\$165M	\$97M	\$159M	\$202M	\$60M	\$137M	\$111M	\$1,323M
2020 Q4	\$240M	\$161M	\$195M	\$116M	\$204M	\$192M	\$60M	\$84M	\$112M	\$1,365M
2021 Q1	\$224M	\$187M	\$193M	\$137M	\$179M	\$135M	\$74M	\$109M	\$118M	\$1,357M
2021 Q2	\$388M	\$240M	\$421M	\$248M	\$281M	\$204M	\$118M	\$130M	\$307M	\$2,337M
2021 Q3	\$260M	\$140M	\$145M	\$128M	\$125M	\$183M	\$68M	\$112M	\$98M	\$1,259M
2021 Q4	\$255M	\$197M	\$161M	\$105M	\$141M	\$170M	\$42M	\$107M	\$126M	\$1,306M
2022 Q1	\$219M	\$156M	\$199M	\$148M	\$113M	\$182M	\$61M	\$113M	\$162M	\$1,354M
2022 Q2	\$282M	\$189M	\$156M	\$135M	\$212M	\$218M	\$81M	\$230M	\$116M	\$1,618M
2022 Q3	\$200M	\$181M	\$85M	\$76M	\$121M	\$173M	\$67M	\$85M	\$82M	\$1,069M
2022 Q4	\$213M	\$104M	\$73M	\$74M	\$117M	\$135M	\$40M	\$101M	\$68M	\$926M
2023 Q1	\$168M	\$133M	\$108M	\$95M	\$156M	\$167M	\$53M	\$109M	\$74M	\$1,063M
2023 Q2	\$339M	\$214M	\$186M	\$116M	\$243M	\$299M	\$79M	\$185M	\$169M	\$1,829M
2023 Q3	\$249M	\$118M	\$89M	\$82M	\$130M	\$174M	\$37M	\$92M	\$111M	\$1,082M
2023 Q4	\$193M	\$151M	\$93M	\$102M	\$113M	\$150M	\$58M	\$120M	\$70M	\$1,049M
2024 Q1	\$307M	\$138M	\$118M	\$78M	\$169M	\$193M	\$50M	\$116M	\$88M	\$1,256M
2024 Q2	\$315M	\$216M	\$187M	\$123M	\$225M	\$199M	\$84M	\$128M	\$188M	\$1,665M

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JTTHS Market Area Housing Metrics in 2024 Q2

	Closed Sales		
	Single family	Condo	All Types
33418 - Palm Beach Gardens	186	109	295
33410 - Palm Beach Gardens	107	61	177
33408 - North Palm Beach/Juno Beach	49	111	162
33404 - Singer Island	56	88	144
33477 - Jupiter	44	95	140
33458 - Jupiter	138	79	217
33478 - Jupiter	65	1	66
33469 - Tequesta	61	40	101
33455 - Hobe Sound	98	24	141
Grand Total	804	608	1,443

The figure reported for condos include townhomes.

	New Pending Sales		
	Single family	Condo	All Types
33418 - Palm Beach Gardens	139	109	248
33410 - Palm Beach Gardens	102	58	170
33408 - North Palm Beach/Juno Beach	49	96	147
33404 - Singer Island	61	91	153
33477 - Jupiter	30	62	92
33458 - Jupiter	118	69	187
33478 - Jupiter	58	4	62
33469 - Tequesta	59	44	103
33455 - Hobe Sound	77	20	112
Grand Total	693	553	1,274

The figure reported for condos include townhomes.

Year-over-Year Percent Change

Closed Sales		
Single family	Condo	All Types
-1.6%	10.1%	2.4%
-9.3%	-17.6%	-10.6%
22.5%	12.1%	15.7%
-21.1%	3.5%	-7.7%
15.8%	17.3%	17.6%
-24.6%	-12.2%	-20.5%
1.6%	-66.7%	-1.5%
27.1%	-28.6%	-2.9%
-1.0%	20.0%	-0.7%
-5.4%	0.2%	-3.0%

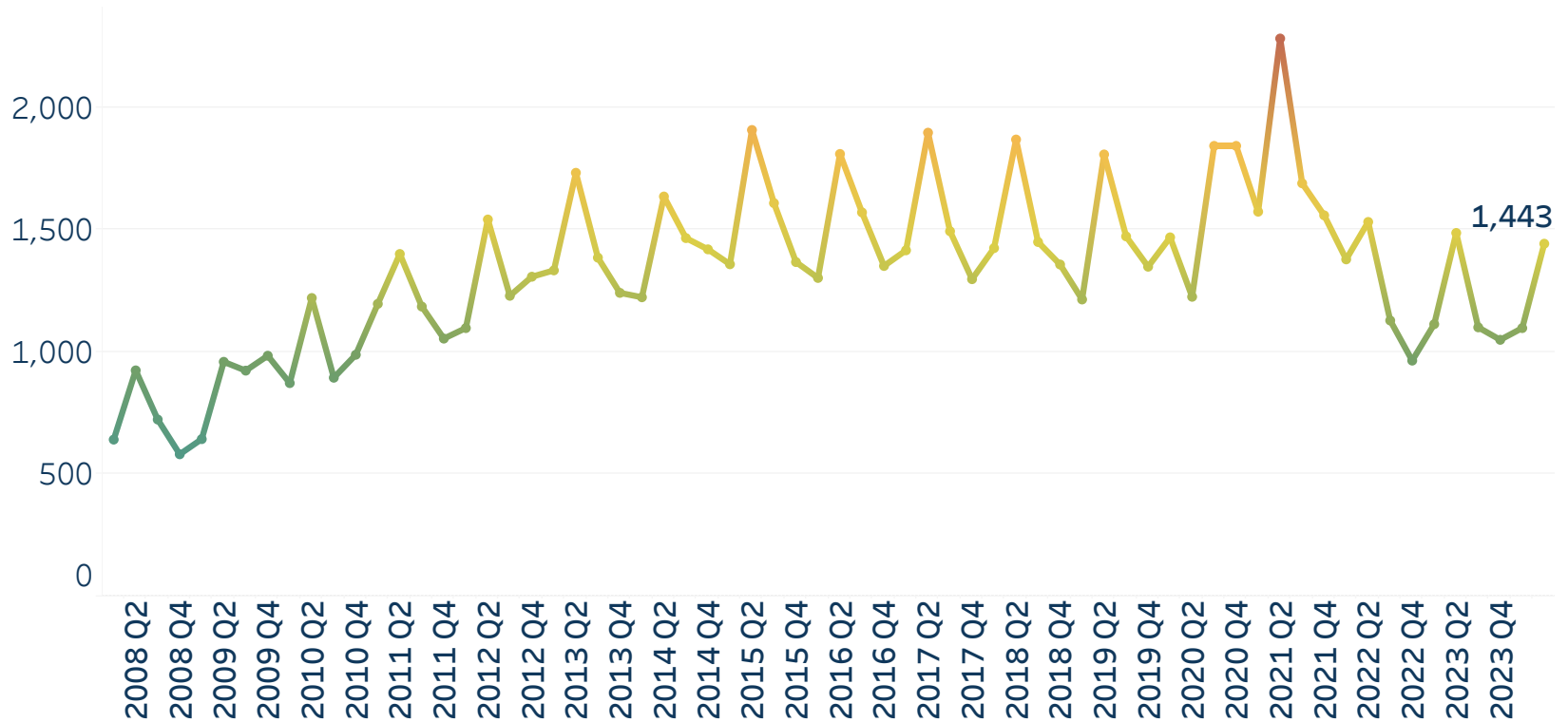
Year-over-Year Percent Change

New Pending Sales		
Single family	Condo	All Types
-22.3%	3.8%	-12.7%
1.0%	-19.4%	-5.0%
44.1%	-3.0%	9.7%
-18.7%	-6.2%	-11.0%
0.0%	-10.1%	-8.0%
-23.9%	-26.6%	-24.9%
18.4%	33.3%	19.2%
13.5%	-4.3%	5.1%
-14.4%	0.0%	-13.2%
-9.4%	-8.6%	-8.8%

Jupiter-Tequesta-Hobe Sound (JTHS)

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JTHS Market Area Closed Sales

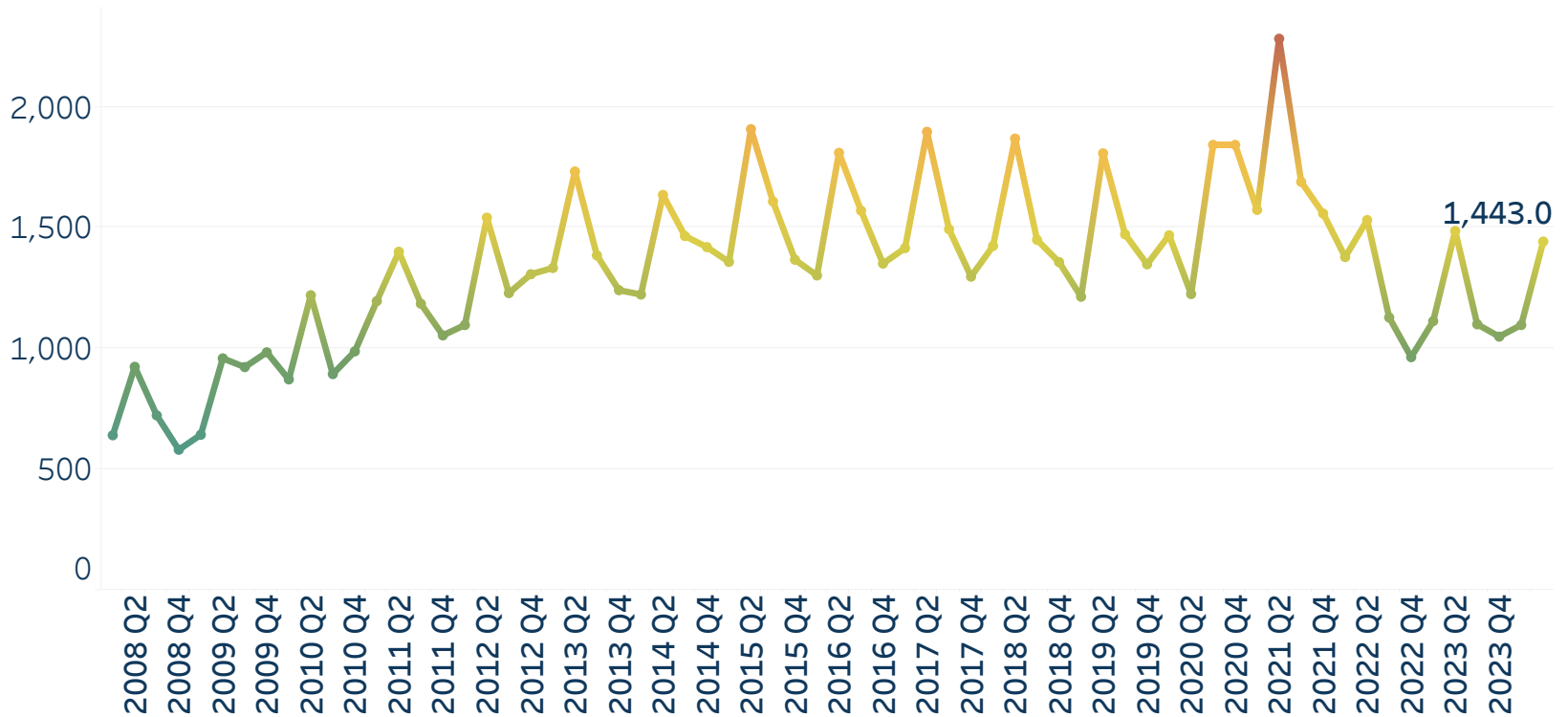


	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/Juno Beach	33404 - Singer Island	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	Grand Total
2019 Q1	246	145	101	130	140	214	57	85	97	1,215
2019 Q2	328	215	154	172	190	374	78	145	152	1,808
2019 Q3	297	187	117	129	102	325	75	114	127	1,473
2019 Q4	262	171	131	155	120	255	38	93	124	1,349
2020 Q1	275	205	145	173	133	252	72	100	114	1,469
2020 Q2	223	143	109	122	126	201	68	106	128	1,226
2020 Q3	357	222	178	174	149	362	92	148	161	1,843
2020 Q4	376	246	195	184	177	299	81	115	170	1,843
2021 Q1	287	235	175	178	145	228	81	106	139	1,574
2021 Q2	436	288	243	293	216	330	115	151	210	2,282
2021 Q3	337	222	165	202	122	293	82	123	144	1,690
2021 Q4	332	237	171	161	117	252	48	112	129	1,559
2022 Q1	238	175	164	199	111	205	63	100	124	1,379
2022 Q2	282	195	164	165	152	232	68	120	154	1,532
2022 Q3	198	175	103	121	72	219	68	73	100	1,129
2022 Q4	208	127	83	99	86	176	34	72	80	965
2023 Q1	196	162	117	119	85	204	54	81	96	1,114
2023 Q2	288	198	140	156	119	273	67	104	142	1,487
2023 Q3	240	137	102	127	76	194	34	67	124	1,101
2023 Q4	221	154	97	116	73	157	51	77	104	1,050
2024 Q1	225	137	118	107	102	179	45	78	107	1,098
2024 Q2	295	177	162	144	140	217	66	101	141	1,443

Jupiter-Tequesta-Hobe Sound (JTHS)

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JTHS Market Area Pending Sales



	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/Juno Beach	33404 - Singer Island	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	Grand Total
2019 Q1	352	213	170	178	193	300	75	143	139	1,763
2019 Q2	318	218	141	192	168	422	80	135	147	1,821
2019 Q3	323	191	131	153	107	293	74	108	133	1,513
2019 Q4	251	169	141	185	121	247	59	94	116	1,383
2020 Q1	345	236	158	187	173	289	82	133	157	1,760
2020 Q2	288	201	171	157	153	284	89	128	147	1,618
2020 Q3	390	231	165	209	160	360	88	128	177	1,908
2020 Q4	407	261	219	216	167	287	79	116	150	1,902
2021 Q1	425	322	281	292	218	346	113	162	221	2,380
2021 Q2	442	286	201	294	170	332	114	139	182	2,160
2021 Q3	324	221	166	236	104	300	63	119	138	1,671
2021 Q4	285	223	167	189	114	224	53	94	135	1,484
2022 Q1	273	197	199	255	146	242	72	136	139	1,659
2022 Q2	268	210	120	168	127	227	73	91	139	1,423
2022 Q3	220	167	106	114	71	222	56	79	106	1,141
2022 Q4	180	134	86	108	69	177	43	69	76	942
2023 Q1	278	209	157	169	128	248	70	106	142	1,507
2023 Q2	284	179	134	172	100	249	52	98	129	1,397
2023 Q3	239	166	110	122	75	199	46	69	125	1,151
2023 Q4	216	139	103	130	69	142	33	72	101	1,005
2024 Q1	297	176	169	133	155	231	77	100	153	1,491
2024 Q2	248	170	147	153	92	187	62	103	112	1,274

Jupiter-Tequesta-Hobe Sound (JTHS)

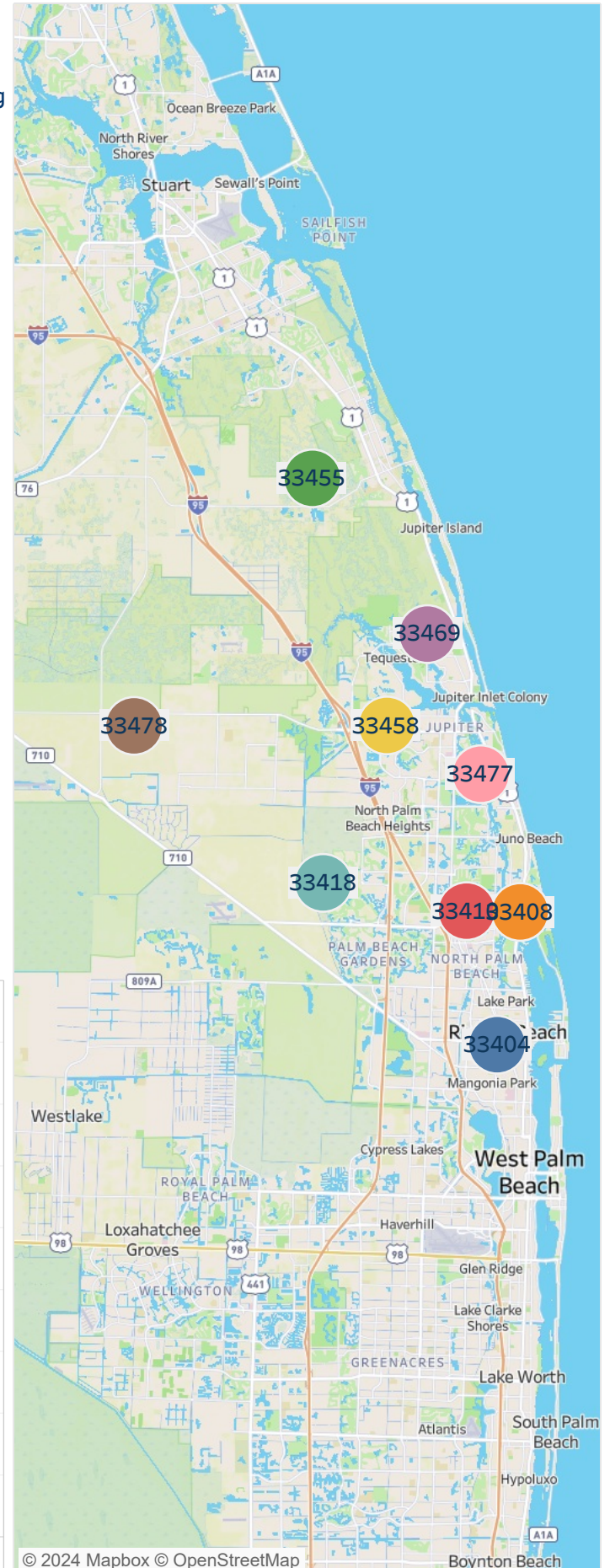
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JTHS Market Area Housing Metrics in 2024 Q2

	Median Sales Price	Y/Y % Chg
	Single family	
33418 - Palm Beach Gardens	\$1,050,000	11.1%
33410 - Palm Beach Gardens	\$777,500	1.6%
33408 - North Palm Beach/Juno Beach	\$1,500,000	22.4%
33404 - Singer Island	\$335,500	12.4%
33477 - Jupiter	\$1,375,000	-54.2%
33458 - Jupiter	\$970,000	10.9%
33478 - Jupiter	\$900,000	-0.6%
33469 - Tequesta	\$1,125,000	-6.3%
33455 - Hobe Sound	\$605,000	-1.7%
Grand Total	\$970,000	7.2%

	Median Sales Price	Y/Y % Chg
	Condo	
33418 - Palm Beach Gardens	\$432,500	-3.5%
33410 - Palm Beach Gardens	\$437,500	8.6%
33408 - North Palm Beach/Juno Beach	\$480,000	3.2%
33404 - Singer Island	\$672,500	-3.9%
33477 - Jupiter	\$676,250	4.0%
33458 - Jupiter	\$420,000	2.7%
33478 - Jupiter	\$1,100,000	12.8%
33469 - Tequesta	\$337,500	-7.5%
33455 - Hobe Sound	\$274,000	-30.2%
Grand Total	\$437,500	-2.4%

Jupiter-Tequesta-Hobe Sound Area

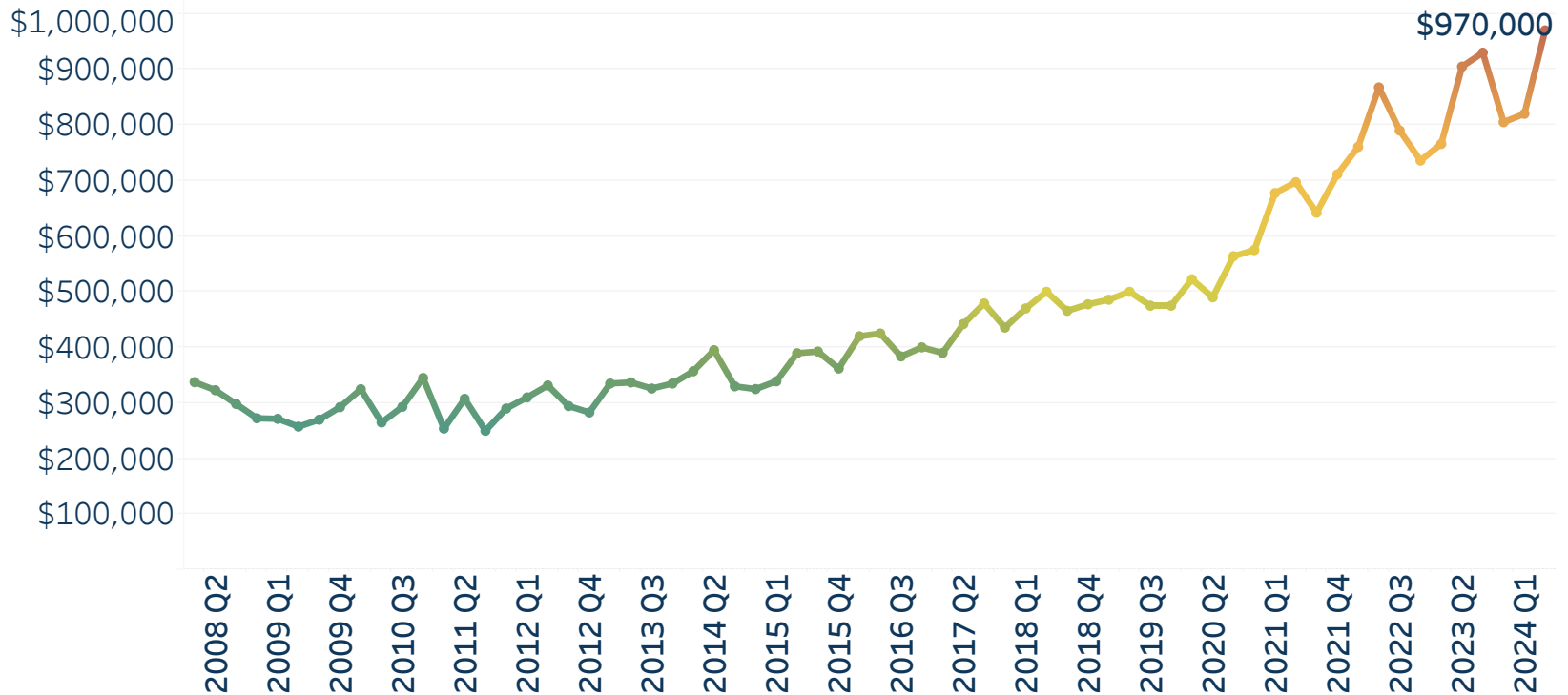


The figure reported for condos include townhomes.

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JTHS Market Area Median Single-family Sales Price

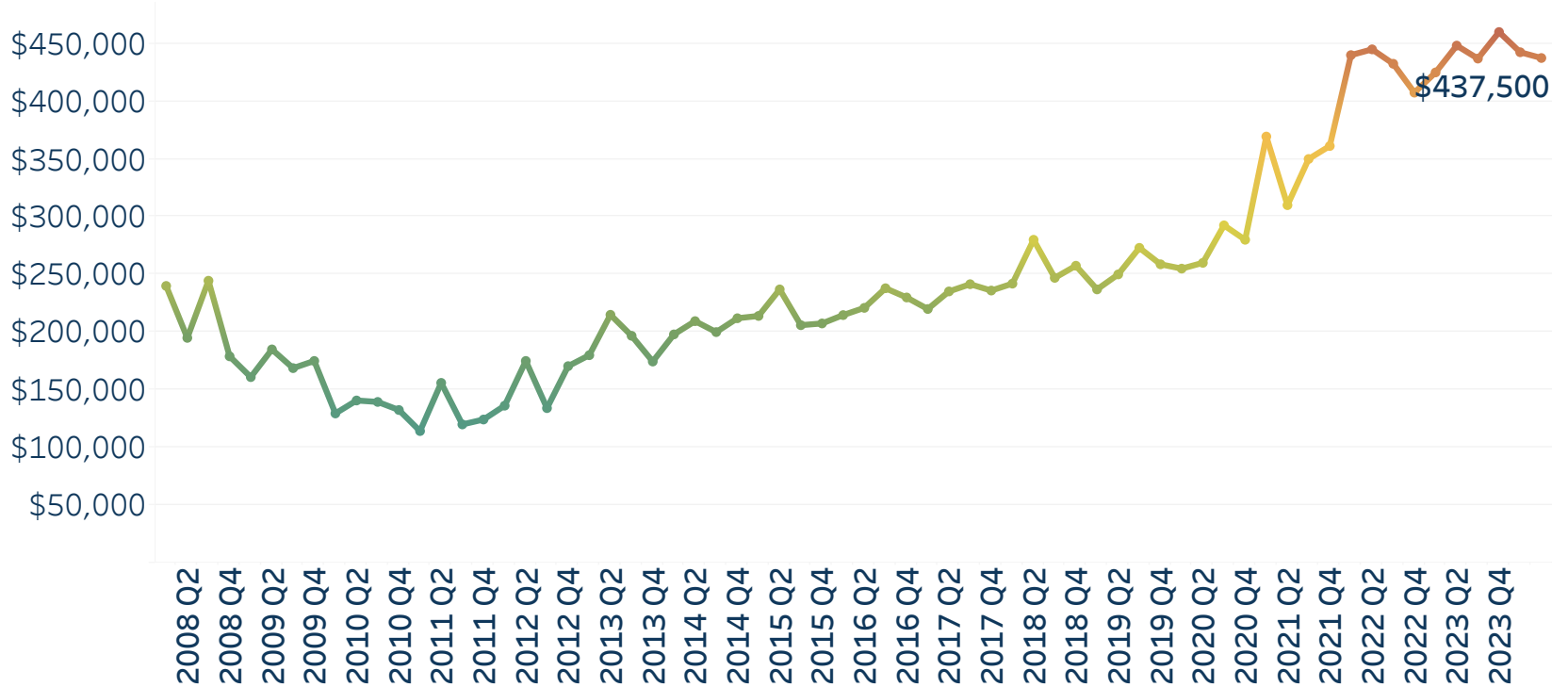


	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/Juno Beach	33404 - Singer Island	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	Grand Total
2019 Q1	\$515,000	\$380,500	\$592,500	\$190,000	\$1,057,500	\$485,000	\$485,750	\$591,200	\$340,000	\$485,750
2019 Q2	\$523,750	\$430,500	\$500,000	\$179,000	\$740,000	\$503,500	\$475,000	\$530,200	\$370,000	\$500,000
2019 Q3	\$475,000	\$435,000	\$455,000	\$205,000	\$760,000	\$500,000	\$512,000	\$582,000	\$371,500	\$475,000
2019 Q4	\$520,000	\$450,000	\$475,000	\$160,000	\$811,000	\$505,000	\$475,000	\$484,500	\$333,000	\$475,000
2020 Q1	\$534,000	\$420,000	\$680,000	\$181,000	\$602,500	\$520,000	\$564,650	\$522,500	\$386,790	\$522,500
2020 Q2	\$470,000	\$455,250	\$642,500	\$197,000	\$990,000	\$540,000	\$490,000	\$545,000	\$385,000	\$490,000
2020 Q3	\$617,500	\$560,000	\$608,000	\$223,000	\$1,246,500	\$575,000	\$542,000	\$564,000	\$373,500	\$564,000
2020 Q4	\$605,000	\$475,000	\$637,500	\$224,500	\$1,380,000	\$565,000	\$597,000	\$575,000	\$387,500	\$575,000
2021 Q1	\$677,500	\$621,100	\$850,000	\$199,900	\$1,950,000	\$605,000	\$705,000	\$772,500	\$408,000	\$677,500
2021 Q2	\$740,500	\$575,000	\$1,275,000	\$245,000	\$1,210,000	\$599,000	\$697,000	\$700,000	\$480,000	\$697,000
2021 Q3	\$725,000	\$530,000	\$707,500	\$244,000	\$1,000,000	\$625,000	\$642,138	\$697,500	\$480,000	\$642,138
2021 Q4	\$799,000	\$575,000	\$711,250	\$267,250	\$975,000	\$720,000	\$658,125	\$746,565	\$510,025	\$711,250
2022 Q1	\$857,000	\$632,500	\$850,000	\$257,500	\$1,043,500	\$892,500	\$760,500	\$757,500	\$537,500	\$760,500
2022 Q2	\$949,500	\$710,000	\$760,000	\$290,000	\$1,635,500	\$950,000	\$867,500	\$1,175,000	\$600,000	\$867,500
2022 Q3	\$875,000	\$744,000	\$790,000	\$265,000	\$1,497,500	\$799,500	\$725,000	\$888,500	\$596,500	\$790,000
2022 Q4	\$942,000	\$687,500	\$736,000	\$280,000	\$1,230,000	\$781,500	\$755,000	\$726,250	\$494,500	\$736,000
2023 Q1	\$942,500	\$721,000	\$817,125	\$319,000	\$1,490,000	\$766,000	\$765,000	\$875,000	\$575,000	\$766,000
2023 Q2	\$945,000	\$765,000	\$1,225,000	\$298,450	\$3,000,000	\$875,000	\$905,000	\$1,200,000	\$615,450	\$905,000
2023 Q3	\$1,019,500	\$700,000	\$940,000	\$300,000	\$1,763,250	\$930,000	\$915,000	\$1,050,000	\$573,000	\$930,000
2023 Q4	\$1,012,500	\$800,000	\$805,000	\$309,500	\$1,555,000	\$960,000	\$805,000	\$1,035,000	\$515,000	\$805,000
2024 Q1	\$1,157,500	\$731,250	\$820,000	\$350,000	\$1,500,000	\$1,025,000	\$820,000	\$1,150,000	\$519,900	\$820,000
2024 Q2	\$1,050,000	\$777,500	\$1,500,000	\$335,500	\$1,375,000	\$970,000	\$900,000	\$1,125,000	\$605,000	\$970,000

Jupiter-Tequesta-Hobe Sound (JTHS)

Market Report | 2024 Q2

JTHS Market Area Median Condominium/Townhome Sales Price



	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/Juno Beach	33404 - Singer Island	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	Grand Total
2019 Q1	\$237,000	\$209,500	\$327,000	\$320,000	\$370,000	\$231,500	\$615,809	\$222,000	\$224,750	\$237,000
2019 Q2	\$241,000	\$246,250	\$322,500	\$327,500	\$350,000	\$250,000	\$549,500	\$223,000	\$166,000	\$250,000
2019 Q3	\$253,500	\$273,000	\$300,000	\$336,250	\$381,500	\$270,000	\$777,500	\$212,501	\$190,000	\$273,000
2019 Q4	\$253,150	\$257,500	\$314,000	\$331,250	\$385,000	\$260,000		\$208,500	\$231,000	\$258,750
2020 Q1	\$245,000	\$230,500	\$353,000	\$500,000	\$399,000	\$255,000	\$559,500	\$191,750	\$245,950	\$255,000
2020 Q2	\$260,000	\$237,950	\$255,000	\$390,000	\$420,000	\$280,000	\$640,000	\$169,900	\$170,000	\$260,000
2020 Q3	\$275,000	\$253,750	\$268,000	\$380,000	\$362,750	\$292,500	\$690,000	\$318,750	\$219,500	\$292,500
2020 Q4	\$279,000	\$266,495	\$407,500	\$430,000	\$424,500	\$280,000	\$775,000	\$247,250	\$182,000	\$280,000
2021 Q1	\$289,950	\$265,750	\$399,000	\$435,000	\$450,000	\$275,000	\$719,000	\$369,450	\$181,000	\$369,450
2021 Q2	\$310,000	\$308,000	\$353,500	\$537,500	\$472,000	\$280,000	\$676,666	\$291,500	\$200,000	\$310,000
2021 Q3	\$325,000	\$285,000	\$385,000	\$490,000	\$500,000	\$350,000	\$680,000	\$264,999	\$265,000	\$350,000
2021 Q4	\$395,000	\$307,500	\$399,000	\$568,250	\$567,900	\$327,500		\$250,000	\$265,000	\$361,250
2022 Q1	\$398,000	\$303,500	\$449,500	\$569,000	\$535,000	\$412,500	\$800,000	\$440,000	\$330,000	\$440,000
2022 Q2	\$450,000	\$400,000	\$420,000	\$650,000	\$650,000	\$439,000	\$1,117,500	\$445,000	\$322,500	\$445,000
2022 Q3	\$410,000	\$350,000	\$450,000	\$510,000	\$740,000	\$432,500	\$875,000	\$360,000	\$272,500	\$432,500
2022 Q4	\$407,500	\$365,000	\$408,500	\$550,000	\$697,500	\$400,000	\$940,000	\$290,000	\$270,000	\$407,500
2023 Q1	\$400,000	\$325,500	\$437,500	\$641,500	\$645,000	\$425,000	\$943,750	\$335,000	\$242,500	\$425,000
2023 Q2	\$448,250	\$403,000	\$465,000	\$700,000	\$650,000	\$409,000	\$975,000	\$365,000	\$392,500	\$448,250
2023 Q3	\$437,000	\$408,000	\$475,000	\$455,000	\$660,000	\$414,000	\$927,000	\$394,000	\$277,500	\$437,000
2023 Q4	\$437,250	\$452,500	\$497,000	\$749,000	\$683,750	\$382,500	\$911,000	\$460,000	\$323,000	\$460,000
2024 Q1	\$420,000	\$363,750	\$487,500	\$500,000	\$677,500	\$442,500	\$959,500	\$365,000	\$280,000	\$442,500
2024 Q2	\$432,500	\$437,500	\$480,000	\$672,500	\$676,250	\$420,000	\$1,100,000	\$337,500	\$274,000	\$437,500

The figure reported for condos include townhomes.

Jupiter-Tequesta-Hobe Sound (JTHS)

Market Report | 2024 Q2

JTHS Market Area Housing Metrics in 2024 Q2

Year-over-Year Percent Change

	Active Inventory				Active Inventory		
	Single family	Condo	All Types		Single family	Condo	All Types
33418 - Palm Beach Gardens	230	157	387		18.6%	70.7%	35.3%
33410 - Palm Beach Gardens	106	90	209		2.9%	57.9%	19.4%
33408 - North Palm Beach/Juno Beach	65	238	304		54.8%	90.4%	78.8%
33404 - Singer Island	58	229	288		28.9%	138.5%	104.3%
33477 - Jupiter	46	153	200		39.4%	106.8%	86.9%
33458 - Jupiter	185	103	288		72.9%	87.3%	77.8%
33478 - Jupiter	91	6	97		71.7%	50.0%	67.2%
33469 - Tequesta	82	110	192		41.4%	86.4%	64.1%
33455 - Hobe Sound	84	27	131		29.2%	68.8%	33.7%
Grand Total	947	1,113	2,096		35.3%	92.6%	59.5%

The figure reported for condos include townhomes.

Year-over-Year Percent Change

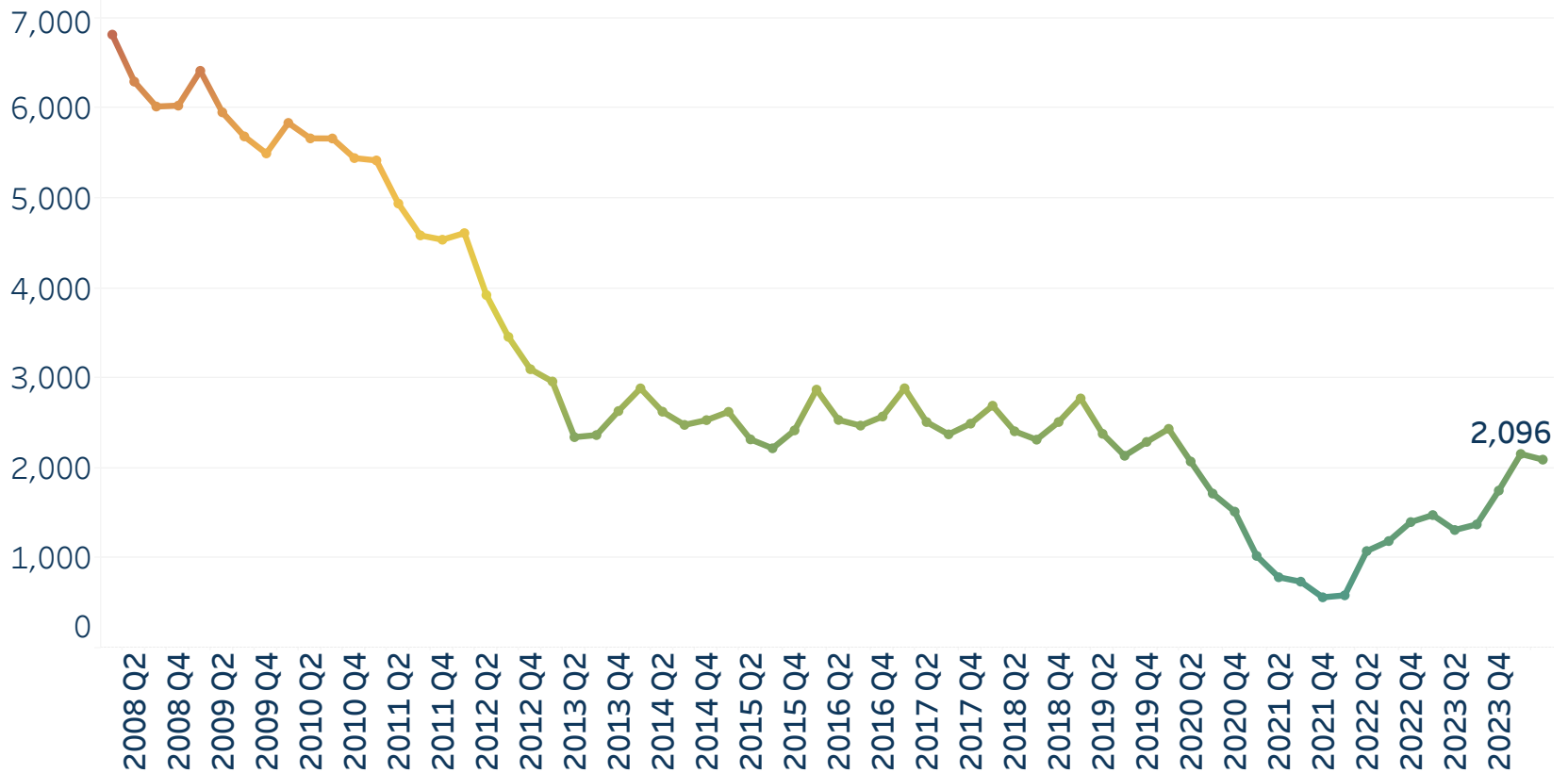
	New Listings				New Listings		
	Single family	Condo	All Types		Single family	Condo	All Types
33418 - Palm Beach Gardens	192	151	343		-7.7%	22.8%	3.6%
33410 - Palm Beach Gardens	108	95	220		-3.6%	8.0%	5.8%
33408 - North Palm Beach/Juno Beach	61	121	184		48.8%	21.0%	29.6%
33404 - Singer Island	66	153	222		-10.8%	62.8%	31.4%
33477 - Jupiter	36	109	145		5.9%	45.3%	33.0%
33458 - Jupiter	192	112	304		18.5%	15.5%	17.4%
33478 - Jupiter	79	2	81		46.3%	-60.0%	37.3%
33469 - Tequesta	67	69	136		8.1%	-2.8%	2.3%
33455 - Hobe Sound	97	23	141		-11.0%	4.5%	-10.8%
Grand Total	898	835	1,776		4.9%	23.7%	13.3%

The figure reported for condos include townhomes.

Jupiter-Tequesta-Hobe Sound (JTHS)

Market Report | 2024 Q2

JTHS Market Area Active Inventory

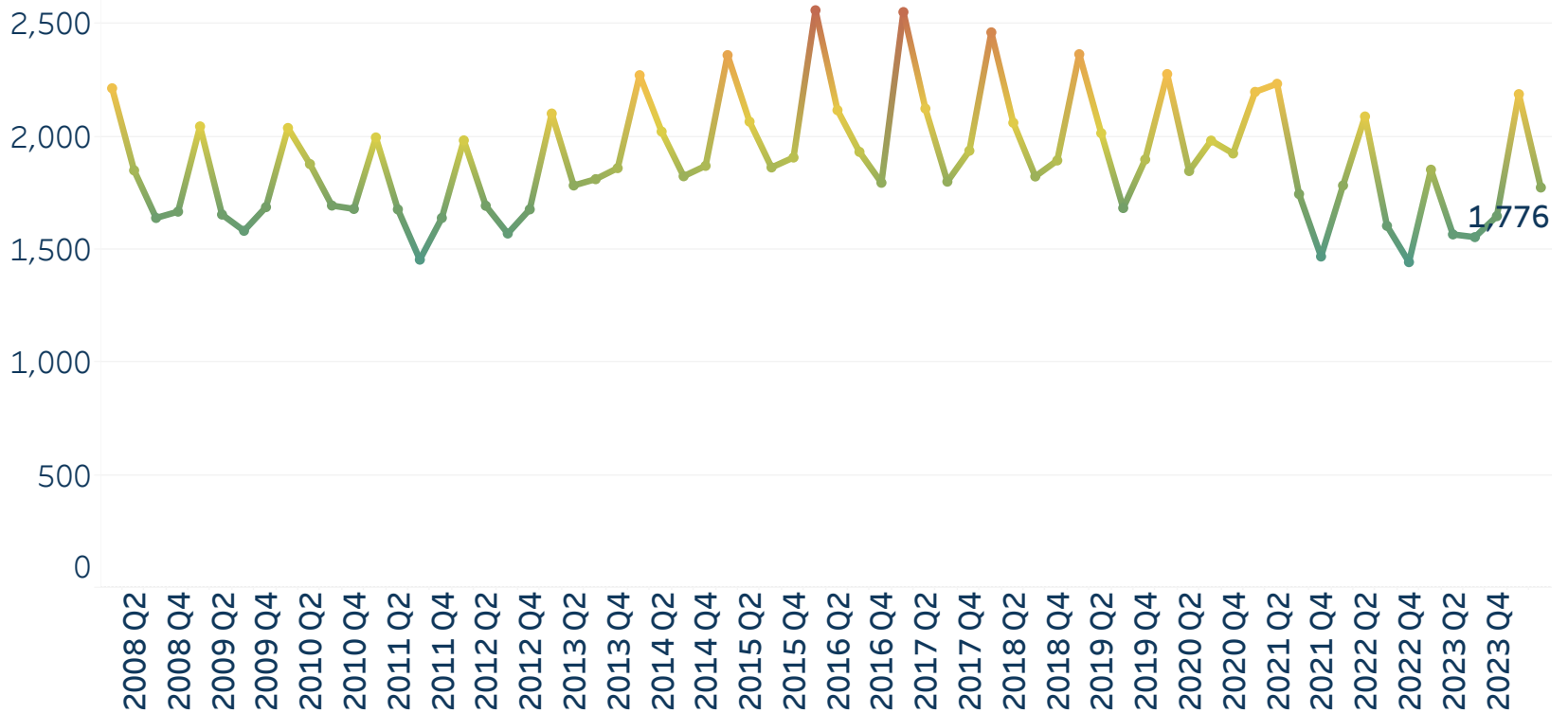


	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/Juno Beach	33404 - Singer Island	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	Grand Total
2019 Q1	537	344	291	424	292	356	107	196	229	2,776
2019 Q2	493	294	254	370	216	289	106	147	214	2,383
2019 Q3	421	265	235	384	209	232	100	121	172	2,139
2019 Q4	468	273	280	382	256	201	103	139	191	2,293
2020 Q1	468	298	324	386	256	220	112	156	218	2,438
2020 Q2	404	267	256	339	210	203	82	130	184	2,075
2020 Q3	349	228	242	314	156	145	72	98	115	1,719
2020 Q4	241	187	217	314	127	131	82	105	114	1,518
2021 Q1	155	125	141	251	79	98	54	58	65	1,026
2021 Q2	129	102	101	150	52	109	46	44	56	789
2021 Q3	111	99	92	155	53	78	41	44	67	740
2021 Q4	79	59	90	143	38	55	29	29	44	566
2022 Q1	92	52	66	123	45	71	31	45	63	588
2022 Q2	186	131	139	163	66	154	66	90	85	1,080
2022 Q3	224	163	143	168	87	157	54	99	96	1,191
2022 Q4	269	177	169	201	122	182	71	106	105	1,402
2023 Q1	301	207	200	184	123	187	63	110	105	1,480
2023 Q2	286	175	170	141	107	162	58	117	98	1,314
2023 Q3	309	175	185	168	112	157	56	116	98	1,376
2023 Q4	356	212	259	204	169	198	79	157	118	1,752
2024 Q1	384	240	331	304	217	235	100	215	133	2,159
2024 Q2	387	209	304	288	200	288	97	192	131	2,096

Jupiter-Tequesta-Hobe Sound (JTHS)

Market Report | 2024 Q2

JTHS Market Area New Listings



	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/Juno Beach	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	33404 - Singer Island	Grand Total
2019 Q1	452	276	223	251	425	82	178	211	269	2,367
2019 Q2	393	246	177	152	408	99	124	176	242	2,017
2019 Q3	335	209	157	132	303	78	108	122	241	1,685
2019 Q4	362	238	230	195	259	80	131	153	252	1,900
2020 Q1	419	294	241	209	336	110	176	208	286	2,279
2020 Q2	330	256	196	172	326	80	131	168	190	1,849
2020 Q3	416	262	195	145	351	84	136	154	241	1,984
2020 Q4	354	268	223	158	290	95	135	160	244	1,927
2021 Q1	392	297	242	189	351	108	132	195	294	2,200
2021 Q2	468	303	201	171	385	118	144	193	253	2,236
2021 Q3	323	250	173	110	286	68	128	153	256	1,747
2021 Q4	277	196	181	103	221	47	93	128	224	1,470
2022 Q1	307	200	199	151	266	80	158	159	265	1,785
2022 Q2	391	317	212	159	347	113	147	174	231	2,091
2022 Q3	335	235	153	113	276	67	107	133	187	1,606
2022 Q4	278	206	146	126	248	74	92	106	169	1,445
2023 Q1	348	267	233	146	296	69	137	161	198	1,855
2023 Q2	331	208	142	109	259	59	133	158	169	1,568
2023 Q3	334	200	166	118	239	69	91	147	192	1,556
2023 Q4	314	217	196	154	208	73	143	136	208	1,649
2024 Q1	388	247	276	227	315	108	174	185	270	2,190
2024 Q2	343	220	184	145	304	81	136	141	222	1,776

Jupiter-Tequesta-Hobe Sound (JTTHS)

Market Report | 2024 Q2

JTTHS Market Area Housing Metrics in 2024 Q2

	Months' Supply			Year-over-Year Difference		
	Single family	Condo	All Types	Single family	Condo	All Types
33418 - Palm Beach Gardens	4.6	4.9	4.7	0.3	1.8	0.8
33410 - Palm Beach Gardens	3.6	4.7	4.1	0.4	2.0	0.9
33408 - North Palm Beach/Juno Beach	5.7	8.4	7.6	1.8	3.6	3.0
33404 - Singer Island	3.5	9.3	7.0	0.7	5.4	3.6
33477 - Jupiter	4.3	7.0	6.1	0.8	3.4	2.6
33458 - Jupiter	4.7	4.4	4.6	2.4	2.3	2.4
33478 - Jupiter	5.9	6.0	5.9	2.8	3.0	2.8
33469 - Tequesta	5.4	9.3	7.1	1.6	4.4	2.8
33455 - Hobe Sound	3.0	4.7	3.3	0.3	1.2	0.5
Grand Total	4.6	6.0	5.9	1.4	2.5	2.5

The figure reported for condos include townhomes.

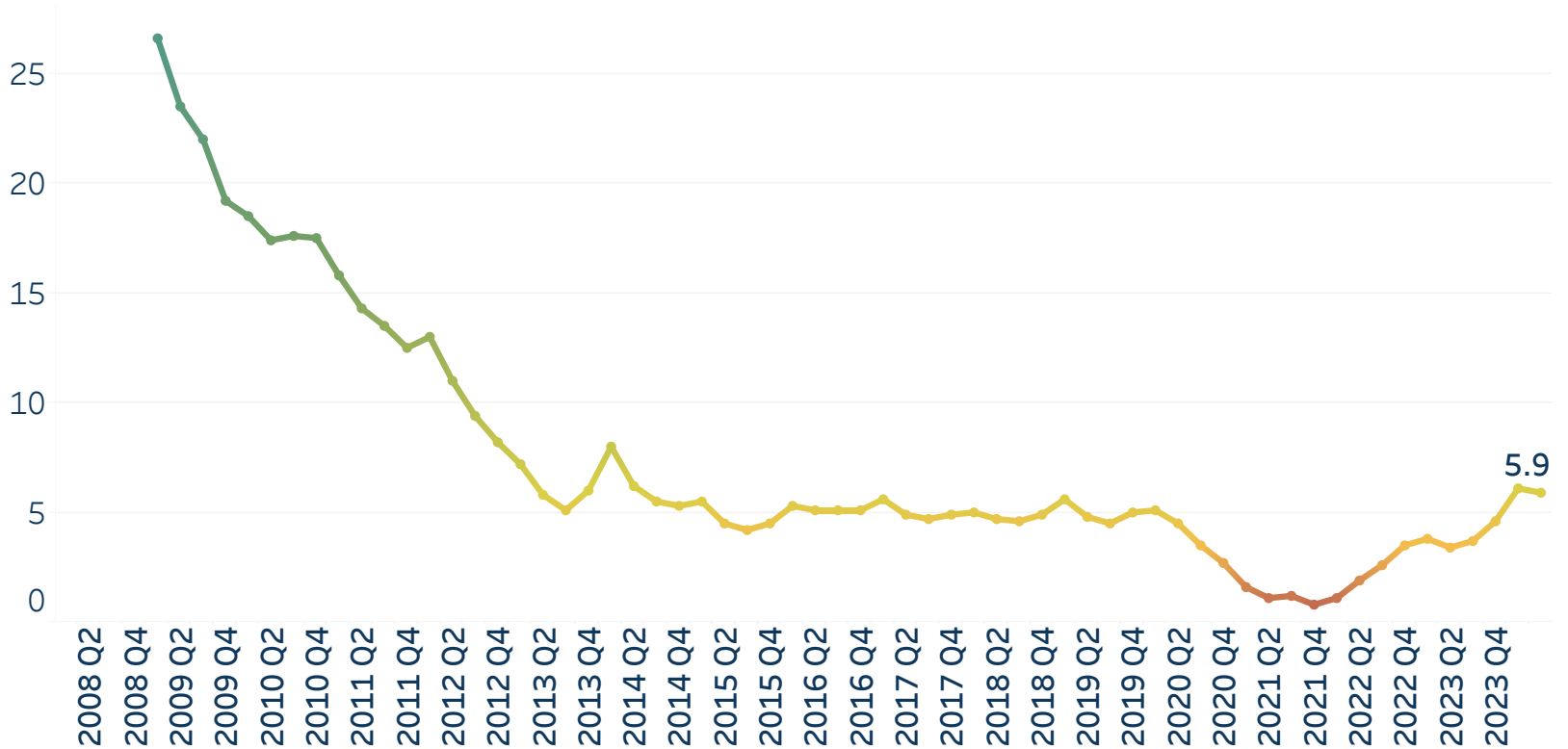
	Median Days to Contract			Year-over-Year Difference		
	- Single family	Condo	All Types	Single family	Condo	All Types
33418 - Palm Beach Gardens	37	56	43	-4	20	5
33410 - Palm Beach Gardens	38	38	39	3	5	4
33408 - North Palm Beach/Juno Beach	41	68	59	12	28	19
33404 - Singer Island	30	44	36	-2	-16	-6
33477 - Jupiter	37	37	36	-6	0	-1
33458 - Jupiter	31	33	33	7	7	8
33478 - Jupiter	48	42	47	12	-12	5
33469 - Tequesta	45	66	53	2	45	25
33455 - Hobe Sound	36	32	36	14	-16	10
Grand Total	37	42	39	2	5	2

The figure reported for condos include townhomes.

Jupiter-Tequesta-Hobe Sound (JTHS)

Market Report | 2024 Q2

JTHS Market Area Months' Supply

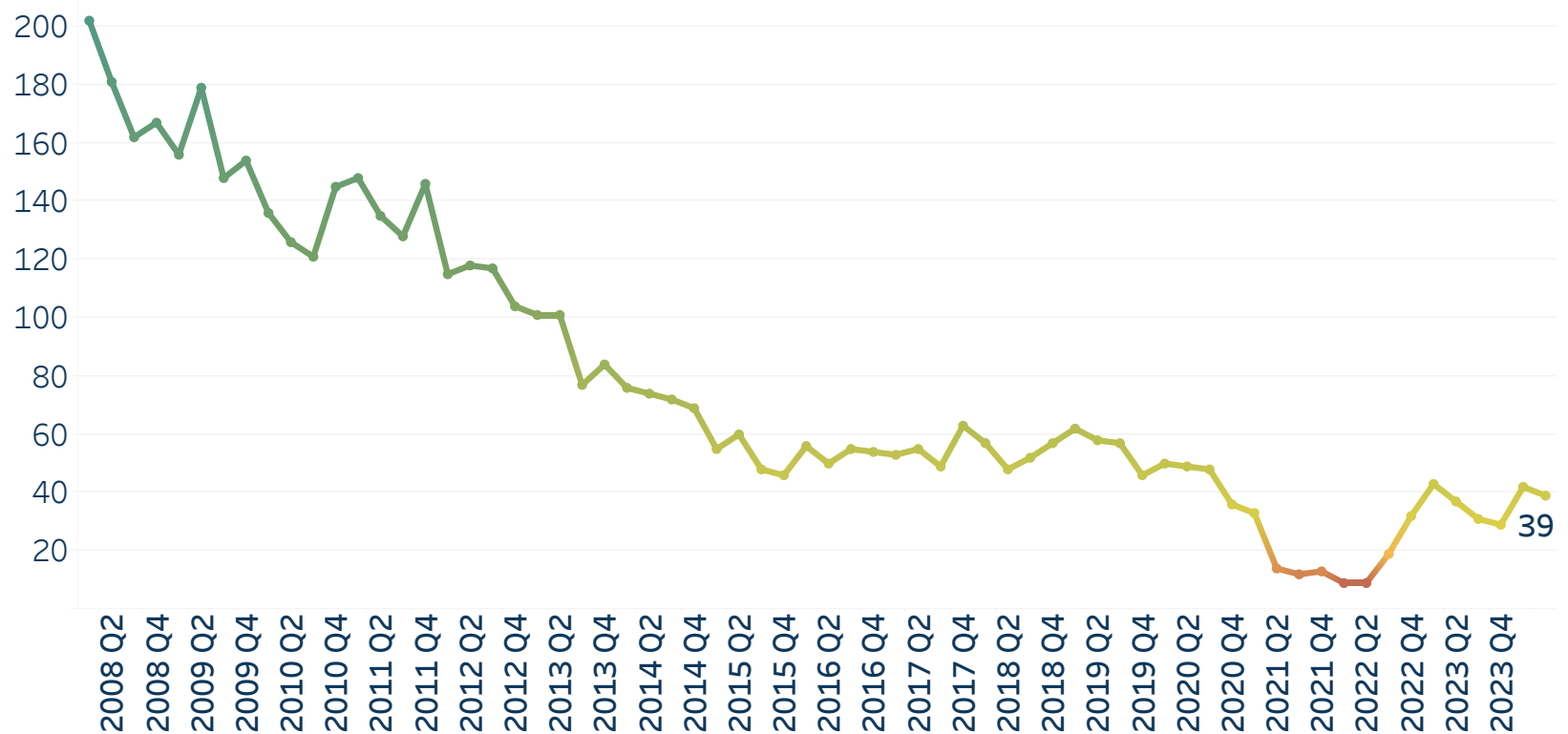


	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/Juno Beach	33404 - Singer Island	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	Grand Total
2019 Q1	6.0	5.6	6.3	7.8	6.2	3.9	4.7	5.4	5.5	5.6
2019 Q2	5.6	4.8	5.7	7.4	4.5	3.0	4.7	4.1	5.2	4.8
2019 Q3	4.7	4.5	5.4	7.9	4.5	2.4	4.3	3.2	4.2	4.5
2019 Q4	5.0	4.6	6.7	7.8	5.6	2.1	5.0	3.8	4.6	5.0
2020 Q1	4.8	4.6	7.1	7.4	5.6	2.2	5.1	4.1	5.1	5.1
2020 Q2	4.6	4.5	6.1	7.0	5.2	2.4	3.9	3.8	4.5	4.5
2020 Q3	3.7	3.7	5.2	6.0	3.5	1.6	3.2	2.6	2.6	3.5
2020 Q4	2.3	2.8	4.2	5.8	2.6	1.4	3.1	2.7	2.4	2.7
2021 Q1	1.5	1.8	2.6	4.6	1.6	1.1	2.0	1.5	1.3	1.6
2021 Q2	1.1	1.2	1.5	2.2	0.9	1.1	1.5	1.0	1.0	1.1
2021 Q3	0.9	1.2	1.4	2.2	1.0	0.8	1.4	1.1	1.2	1.2
2021 Q4	0.7	0.7	1.4	2.1	0.8	0.6	1.1	0.7	0.8	0.8
2022 Q1	0.8	0.7	1.1	1.7	1.0	0.8	1.2	1.1	1.2	1.1
2022 Q2	1.9	1.9	2.5	2.7	1.6	1.9	3.0	2.4	1.9	1.9
2022 Q3	2.6	2.5	2.9	3.1	2.3	2.1	2.6	2.9	2.3	2.6
2022 Q4	3.5	3.2	3.9	4.1	3.5	2.6	3.7	3.5	2.8	3.5
2023 Q1	4.1	3.8	5.1	4.4	3.7	2.7	3.4	3.8	2.9	3.8
2023 Q2	3.9	3.2	4.6	3.4	3.5	2.2	3.1	4.3	2.8	3.4
2023 Q3	4.0	3.4	5.0	4.0	3.7	2.2	3.6	4.3	2.7	3.7
2023 Q4	4.5	3.9	6.8	4.7	5.7	2.9	4.6	5.7	3.0	4.6
2024 Q1	4.7	4.6	8.7	7.2	7.0	3.5	6.1	7.9	3.3	6.1
2024 Q2	4.7	4.1	7.6	7.0	6.1	4.6	5.9	7.1	3.3	5.9

Jupiter-Tequesta-Hobe Sound (JTHS)

Market Report | 2024 Q2

JTHS Market Area Median Days to Contract



	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/ Juno Beach	33404 - Singer Island	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	Grand Total
2019 Q1	62	70	82	70	55	36	75	45	52	62
2019 Q2	58	59	71	75	56	37	62	43	40	58
2019 Q3	65	53	75	79	80	34	57	36	48	57
2019 Q4	42	50	46	83	52	33	99	28	37	46
2020 Q1	50	29	59	68	59	31	77	46	41	50
2020 Q2	49	38	86	51	56	16	41	46	55	49
2020 Q3	38	43	79	67	74	21	43	50	48	48
2020 Q4	36	34	47	65	51	16	20	21	43	36
2021 Q1	28	30	49	53	50	14	33	51	26	33
2021 Q2	12	11	20	32	8	7	14	16	14	14
2021 Q3	12	15	15	20	10	9	13	10	10	12
2021 Q4	13	12	13	29	13	11	22	9	10	13
2022 Q1	9	8	12	22	9	7	24	6	9	9
2022 Q2	9	9	15	16	7	8	12	10	8	9
2022 Q3	13	19	14	23	15	18	25	24	21	19
2022 Q4	33	32	37	36	19	28	36	32	24	32
2023 Q1	33	30	47	44	43	34	58	51	32	43
2023 Q2	38	35	40	42	37	25	42	28	26	37
2023 Q3	27	25	55	31	44	16	36	37	25	31
2023 Q4	39	24	50	22	24	30	29	32	26	29
2024 Q1	50	41	38	44	42	35	55	37	42	42
2024 Q2	43	39	59	36	36	33	47	53	36	39

Jupiter-Tequesta-Hobe Sound (JTHS)

Market Report | 2024 Q2

JTHS Market Area Housing Metrics in 2024 Q2

Year-over-Year Difference

	Median Percent Sales to Original List Price			Median Percent Sales to Original List Price		
	Single family	Condo	All Types	Single family	Condo	All Types
33418 - Palm Beach Gardens	93	95	94	0	-1	0
33410 - Palm Beach Gardens	94	94	94	-1	-1	-1
33408 - North Palm Beach/Juno Beach	92	90	91	-1	-2	-2
33404 - Singer Island	96	95	95	1	2	1
33477 - Jupiter	93	95	94	2	1	1
33458 - Jupiter	95	94	95	0	-1	0
33478 - Jupiter	94	91	93	1	-2	1
33469 - Tequesta	90	88	89	0	-7	-5
33455 - Hobe Sound	95	96	95	-2	1	-2
Grand Total	94	94	94	1	0	0

The figure reported for condos include townhomes.

Year-over-Year Difference

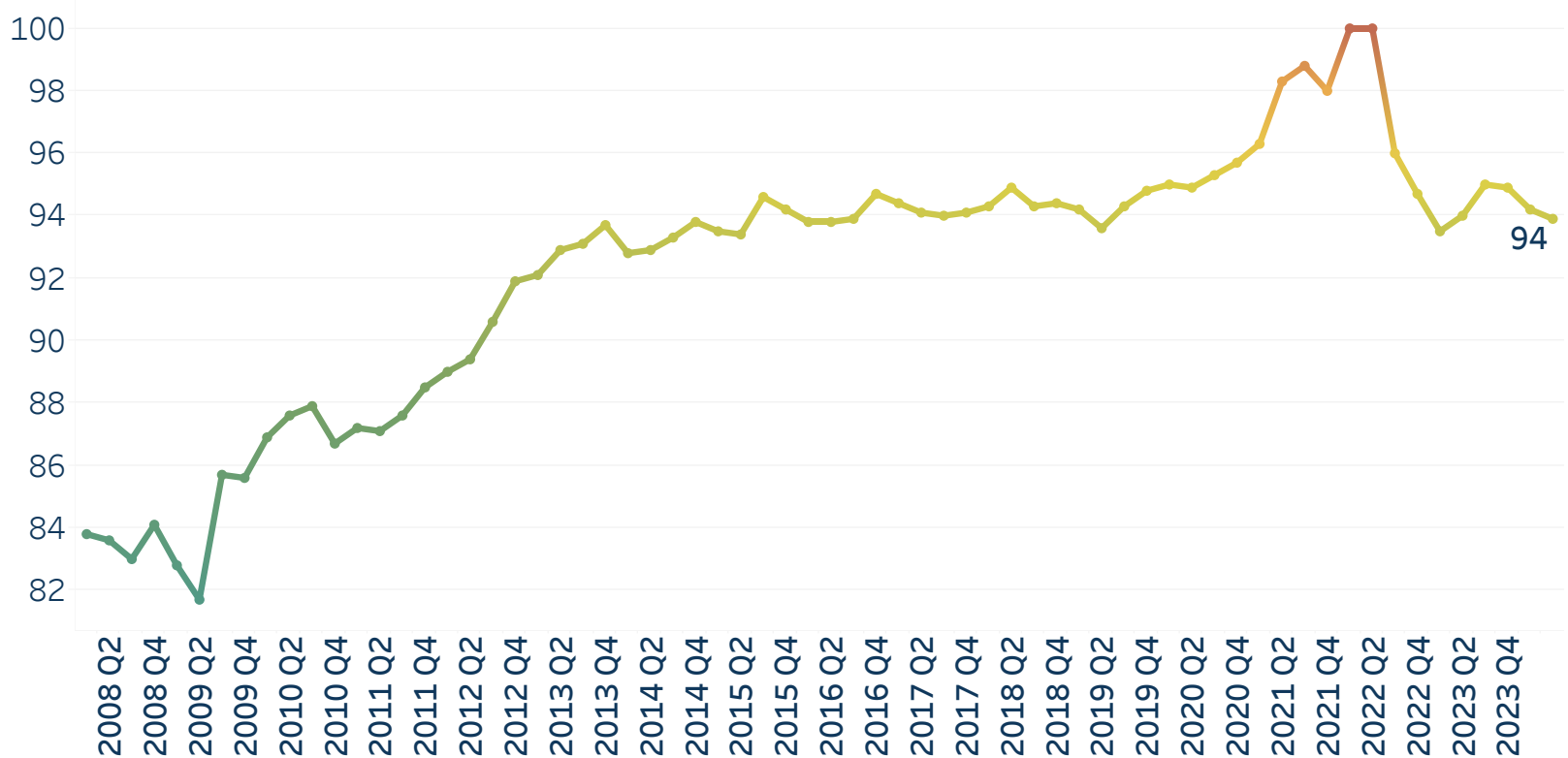
	Cash Sales as a Percent of Sales			Cash Sales as a Percent of Sales		
	Single family	Condo	All Types	Single family	Condo	All Types
33418 - Palm Beach Gardens	63	42	56	9	-13	1
33410 - Palm Beach Gardens	53	44	51	5	-4	1
33408 - North Palm Beach/Juno Beach	69	70	70	7	1	3
33404 - Singer Island	36	64	53	-7	5	2
33477 - Jupiter	80	73	75	-10	-9	-9
33458 - Jupiter	46	34	42	-2	6	0
33478 - Jupiter	42	100	42	-9	33	-8
33469 - Tequesta	62	68	64	2	-6	-3
33455 - Hobe Sound	68	67	69	12	-8	7
Grand Total	62	67	56	8	0	1

The figure reported for condos include townhomes.

Jupiter-Tequesta-Hobe Sound (JTHS)

Market Report | 2024 Q2

JTHS Market Area Median Percent Sales to Original List Price

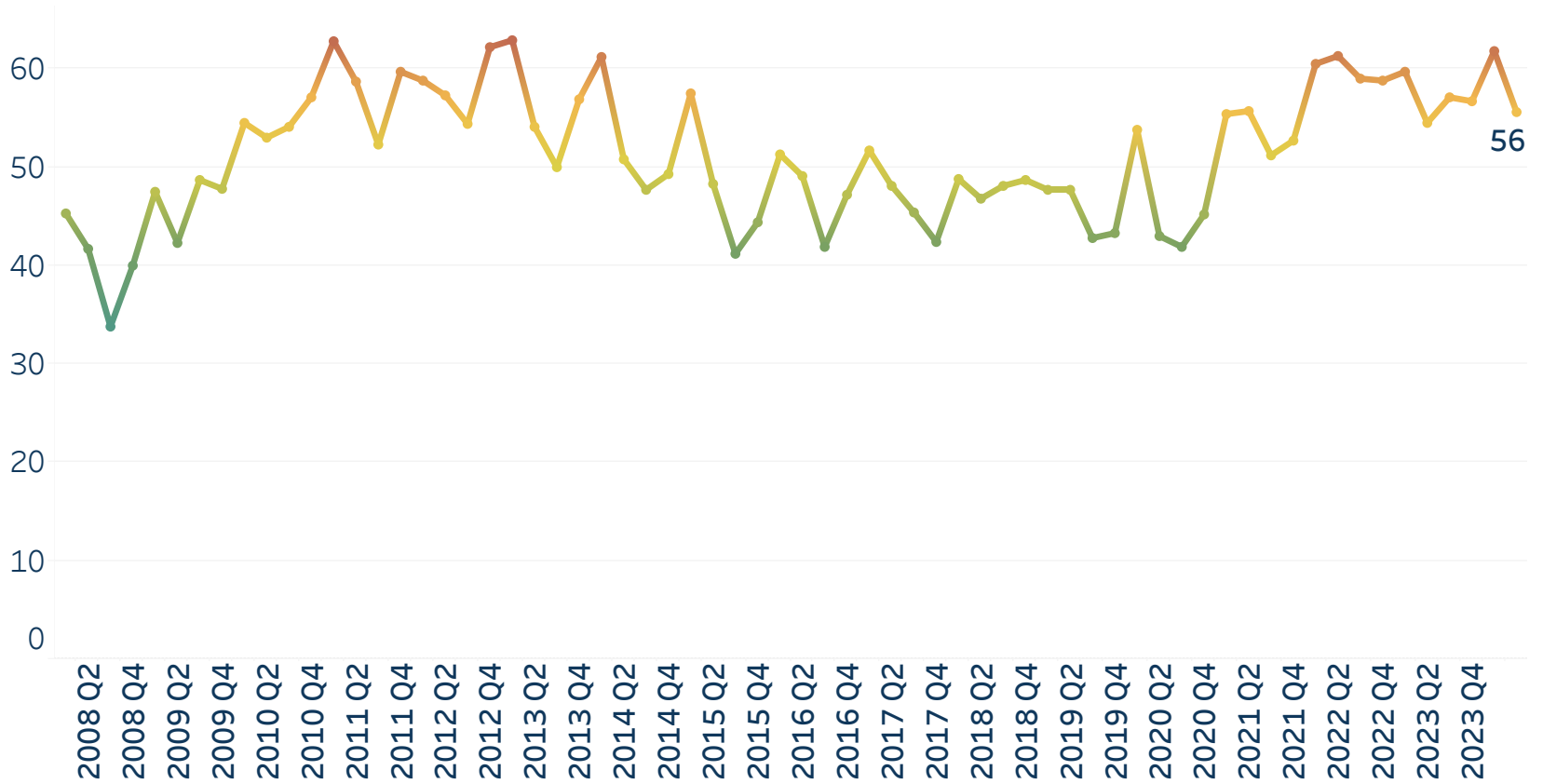


	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/ Juno Beach	33404 - Singer Island	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	Grand Total
2019 Q1	94	95	92	94	93	96	94	95	94	94
2019 Q2	94	94	91	94	93	96	93	95	95	94
2019 Q3	95	95	93	94	94	95	94	93	94	94
2019 Q4	95	95	95	94	94	96	94	94	96	95
2020 Q1	95	96	94	95	94	96	95	95	96	95
2020 Q2	95	95	92	95	94	97	96	95	93	95
2020 Q3	95	96	93	94	94	97	96	94	95	95
2020 Q4	96	96	95	94	95	97	97	96	96	96
2021 Q1	96	96	95	95	96	98	97	95	97	96
2021 Q2	99	98	96	96	99	100	98	97	98	98
2021 Q3	99	98	97	99	100	100	98	98	100	99
2021 Q4	100	98	97	97	99	100	96	98	99	98
2022 Q1	100	100	98	98	100	101	98	100	100	100
2022 Q2	100	100	98	99	100	100	100	99	100	100
2022 Q3	97	96	95	97	98	96	91	95	96	96
2022 Q4	94	95	93	95	97	95	94	91	95	95
2023 Q1	95	93	92	93	94	95	94	91	96	94
2023 Q2	94	95	93	94	93	95	93	94	97	94
2023 Q3	95	94	91	96	93	96	95	93	96	95
2023 Q4	95	95	92	96	95	96	93	94	96	95
2024 Q1	94	94	93	95	93	94	93	94	95	94
2024 Q2	94	94	91	95	94	95	93	89	95	94

Jupiter-Tequesta-Hobe Sound (JTHS)

Market Report | 2024 Q2

JTHS Market Area Cash Sales as a Percent of Sales



	33418 - Palm Beach Gardens	33410 - Palm Beach Gardens	33408 - North Palm Beach/Juno Beach	33404 - Singer Island	33477 - Jupiter	33458 - Jupiter	33478 - Jupiter	33469 - Tequesta	33455 - Hobe Sound	Grand Total
2019 Q1	47	43	57	48	69	28	30	53	59	48
2019 Q2	42	39	56	48	64	28	36	52	49	48
2019 Q3	37	43	53	42	66	30	23	47	47	43
2019 Q4	44	43	37	47	63	29	26	42	57	43
2020 Q1	47	40	59	54	67	30	28	55	60	54
2020 Q2	42	43	56	47	59	21	21	47	43	43
2020 Q3	40	42	49	44	57	24	21	49	39	42
2020 Q4	44	39	53	51	58	34	33	45	51	45
2021 Q1	46	54	61	56	68	40	41	62	55	55
2021 Q2	58	51	63	56	72	44	48	58	56	56
2021 Q3	52	46	56	54	63	38	38	51	51	51
2021 Q4	48	57	67	47	77	42	35	73	53	53
2022 Q1	57	54	68	65	84	54	46	67	61	61
2022 Q2	61	61	72	53	81	56	50	73	63	61
2022 Q3	64	53	68	46	90	43	38	64	59	59
2022 Q4	61	48	59	46	78	49	59	61	54	59
2023 Q1	57	55	66	60	77	44	41	70	62	60
2023 Q2	55	50	68	51	84	41	51	67	62	55
2023 Q3	57	49	67	39	82	39	62	70	55	57
2023 Q4	62	51	68	53	81	40	55	68	57	57
2024 Q1	62	51	76	47	79	44	51	73	63	62
2024 Q2	56	51	70	53	75	42	42	64	69	56



[MIAMI Association of Realtors® \(MIAMI\)](#) was chartered by the National Association of Realtors® in 1920 and is celebrating 103 years of service to Realtors®, the buying and selling public, and the communities in South Florida. Comprised of six organizations: MIAMI RESIDENTIAL, MIAMI COMMERCIAL; BROWARD-MIAMI, a division of MIAMI Realtors; JTHS-MIAMI, a division of MIAMI Realtors in the Jupiter-Tequesta-Hobe Sound area; MIAMI YPN, our Young Professionals Network Council; and the award-winning MIAMI Global Council. MIAMI REALTORS® represents nearly 60,000 total real estate professionals in all aspects of real estate sales, marketing, and brokerage. It is the largest local Realtor association in the U.S. and has official partnerships with 242 international organizations worldwide.

Teresa King Kinney is the association's Chief Executive Officer.

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For questions about this report, contact Gay Cororaton, Chief Economist, at gay@miamire.com, or Chris Umpierre, Chief of Communications, at chris@miamire.com. [Disclaimer - MIAMI REALTORS®](#)