



# Market Update: Palm Beach & the Treasure Coast

Wednesday, June 25, 2025

Miami REALTORS®-Jupiter/Tequesta/Hobe Sound **Rock the Market**



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**Brad O'Connor, Ph.D.**  
Chief Economist

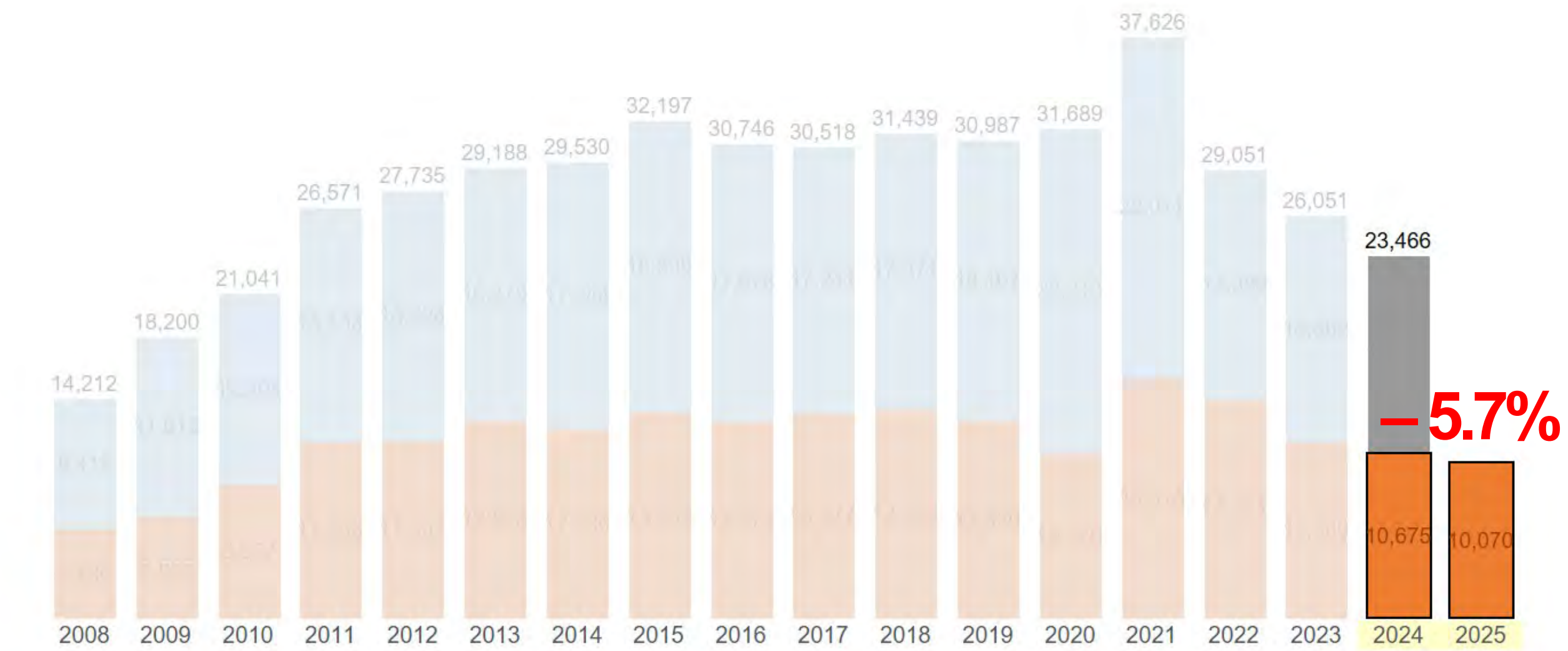
# Closed Sales

Palm Beach County, **YTD through May** and **Remainder of Year**, 2008-2025



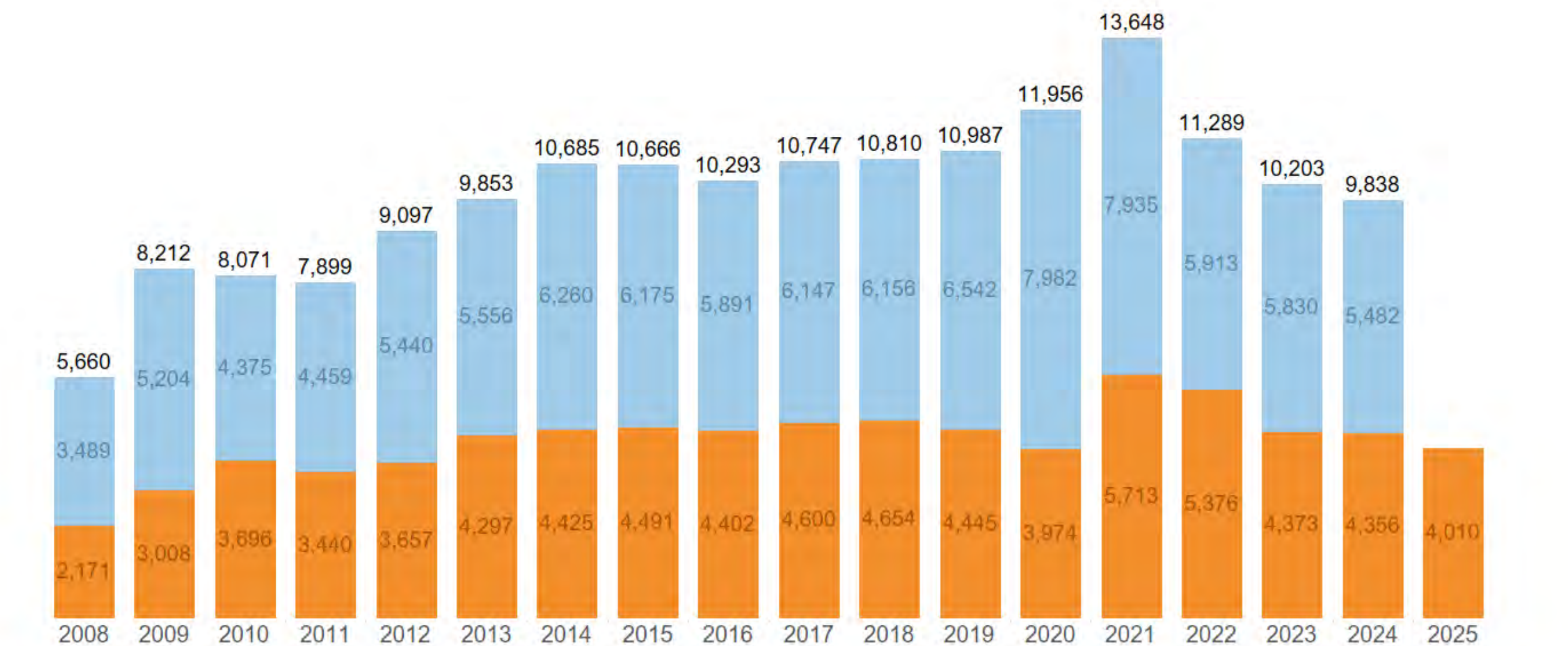
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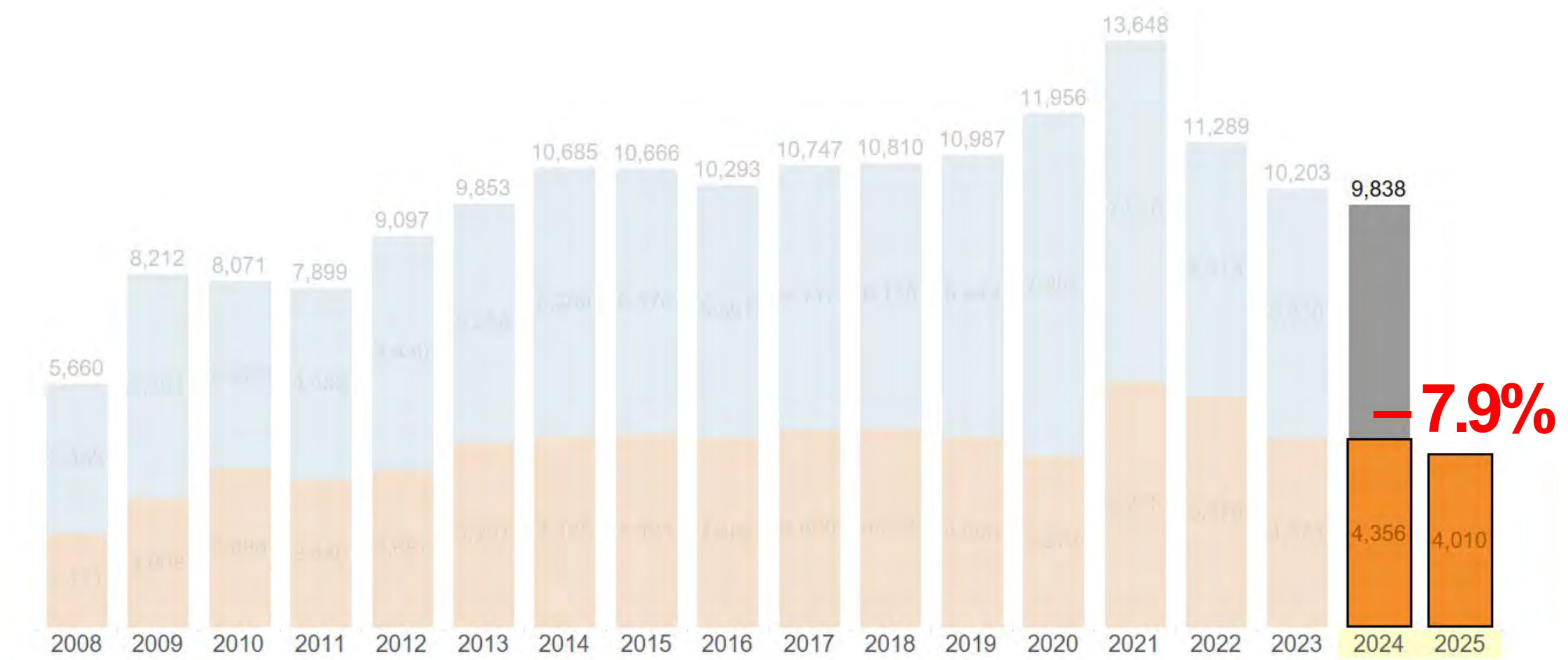
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Martin & St. Lucie Counties, **YTD through May** and **Remainder of Year**, 2008-2025



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# Florida Housing Demand Weaker over Past Year

- Mortgage Rates Still Elevated
- Property Insurance Rates Still Elevated
- Domestic In-Migration Has Slowed
- Job Growth Has Slowed
- Condo Issues (Insurability & Reserve Requirements)



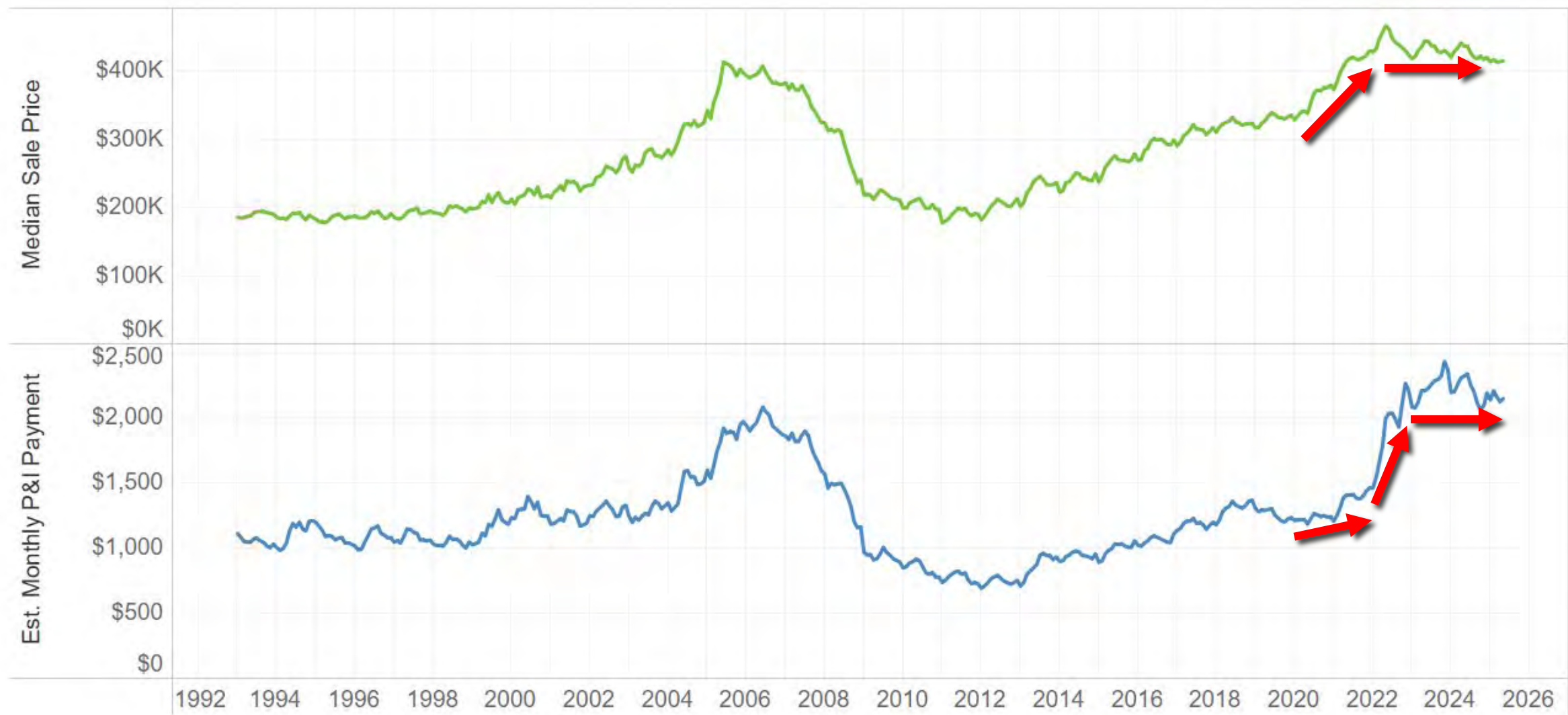
# 30-Year Fixed Mortgage Interest Rate

U.S., Weekly, Jan. 2012-May 2025



# Median Sale Price and Est. Monthly Mortgage P&I Payment

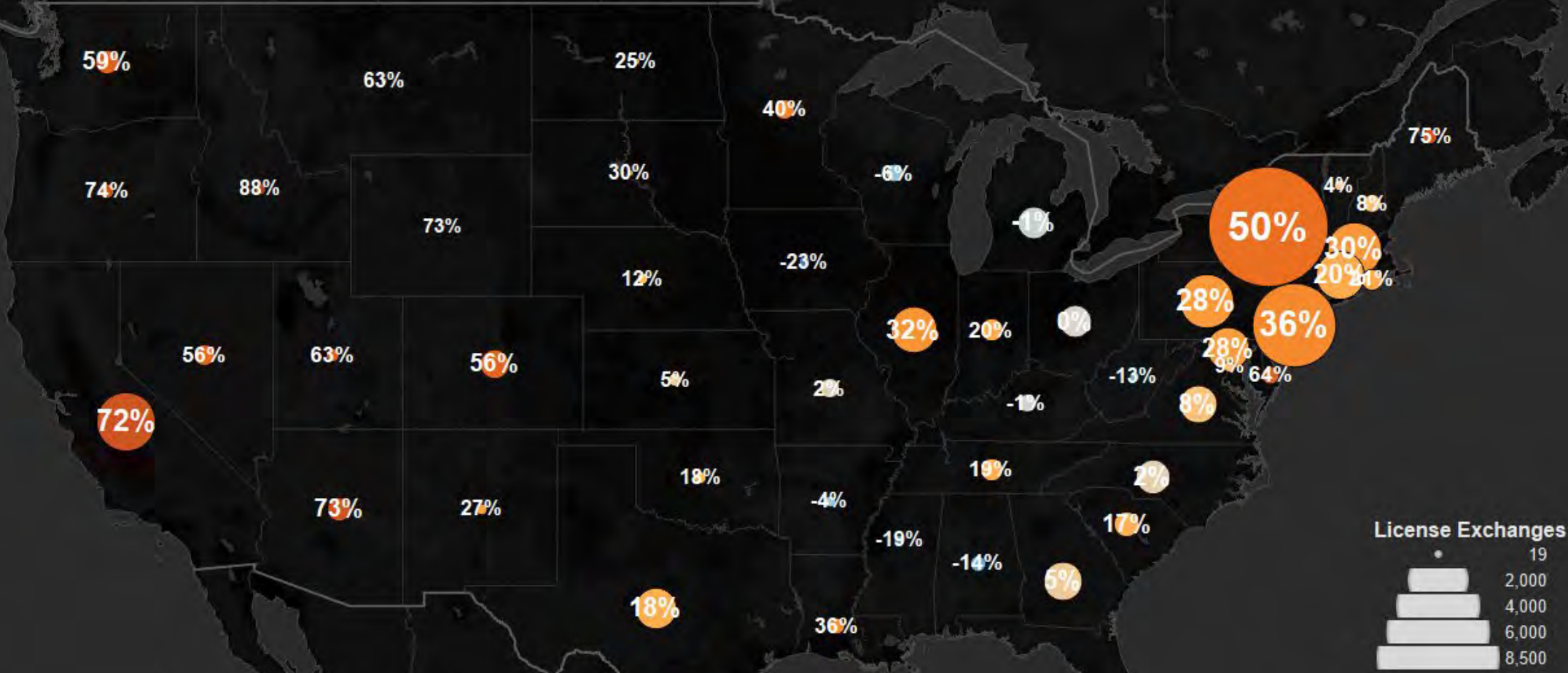
Florida Single-Family Homes, CPI-Adjusted Values (2025 USD), Jan. 1993-May 2025





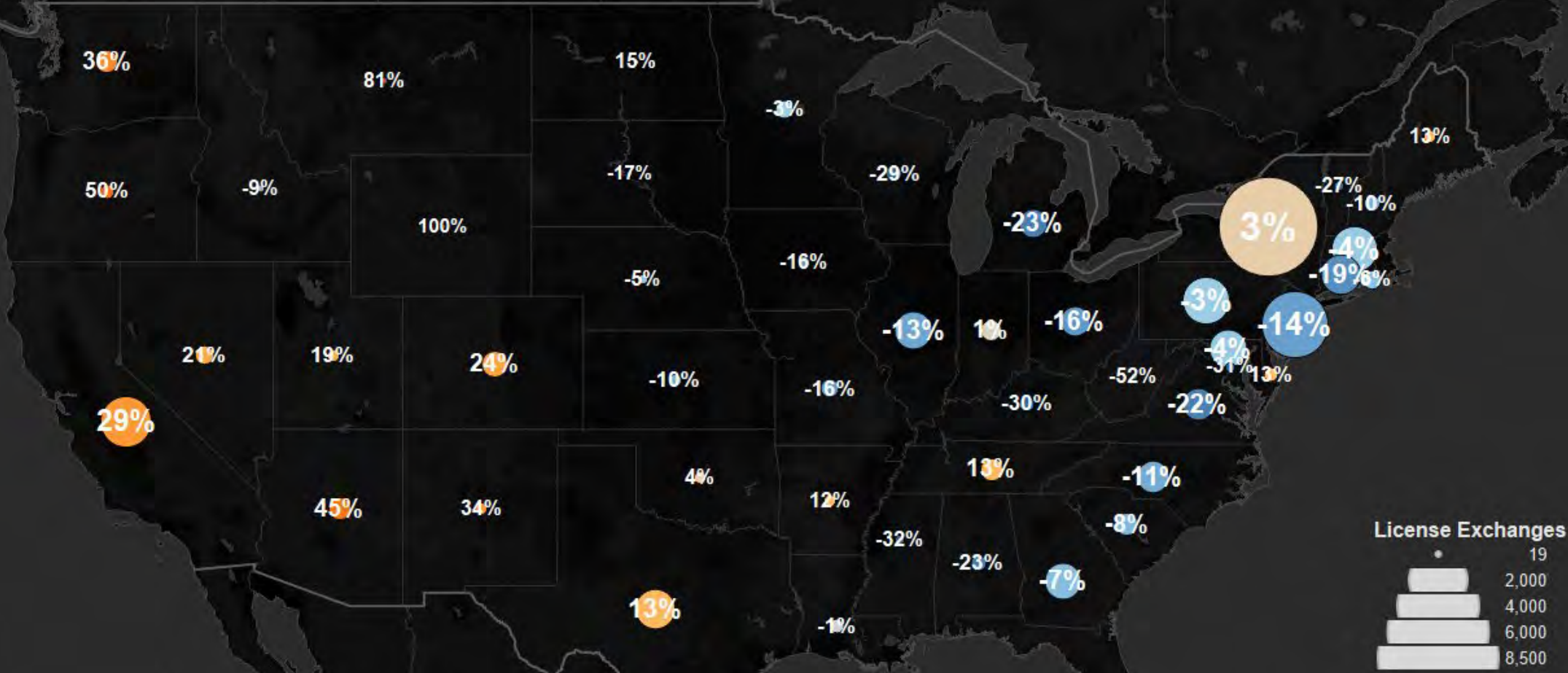
# Out-of-State Driver License Exchanges

Palm Beach County, by State of Origin, 2022 vs. 2019



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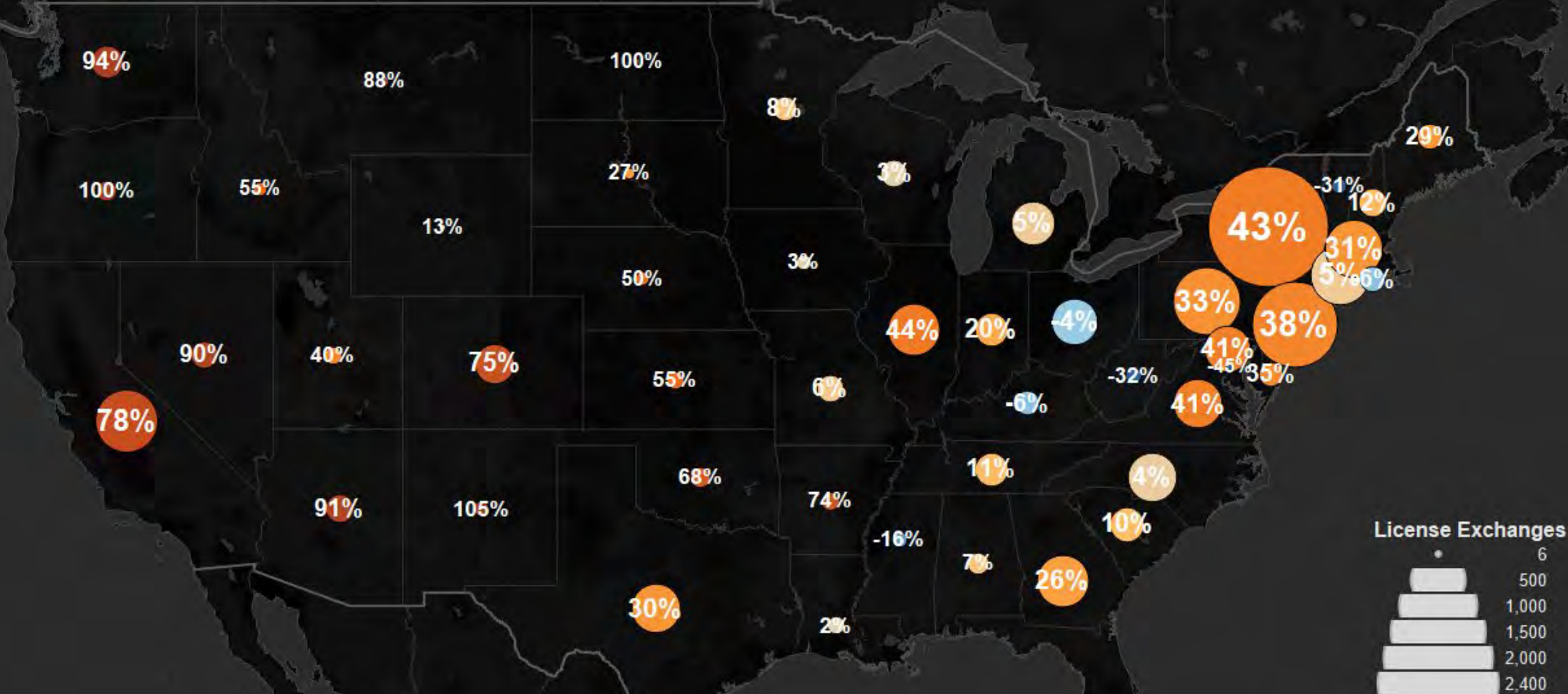
Palm Beach County, by State of Origin, 2024 vs. 2019





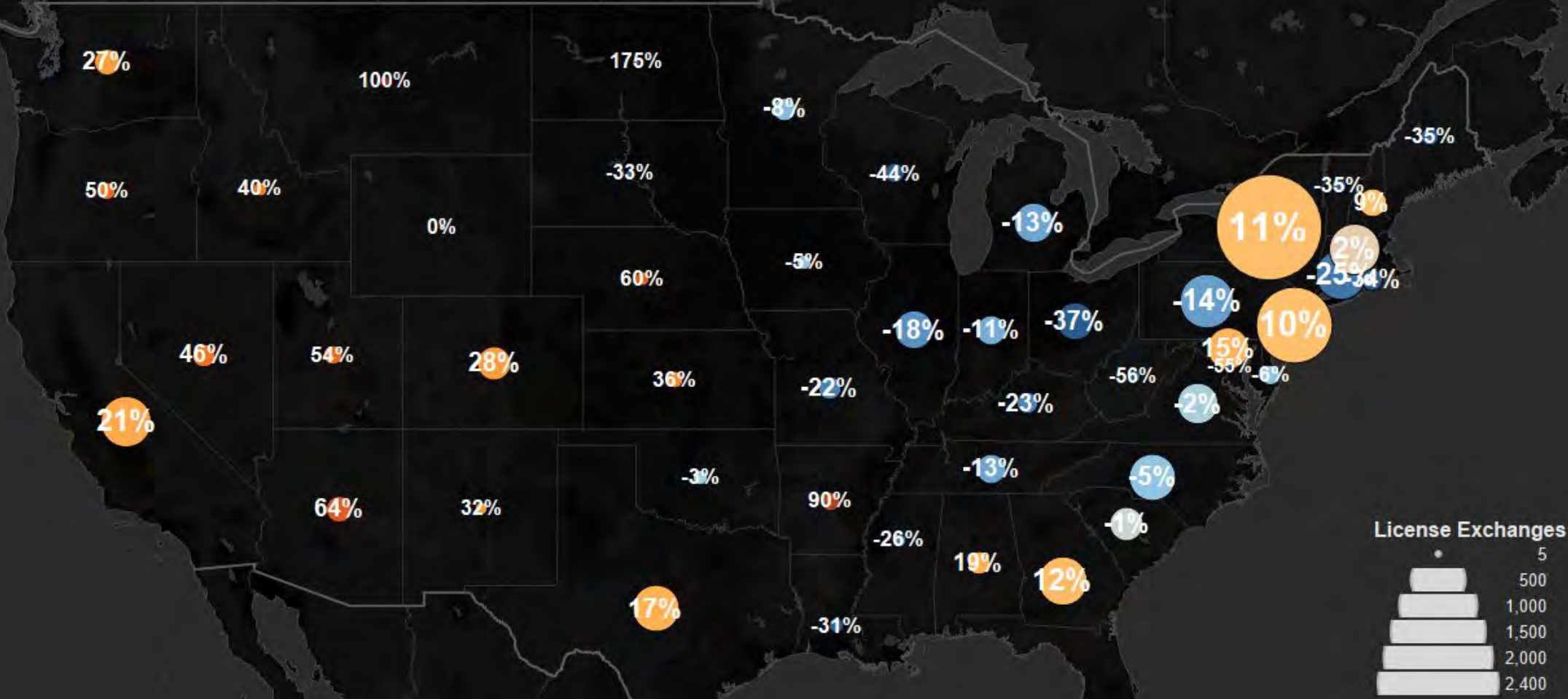
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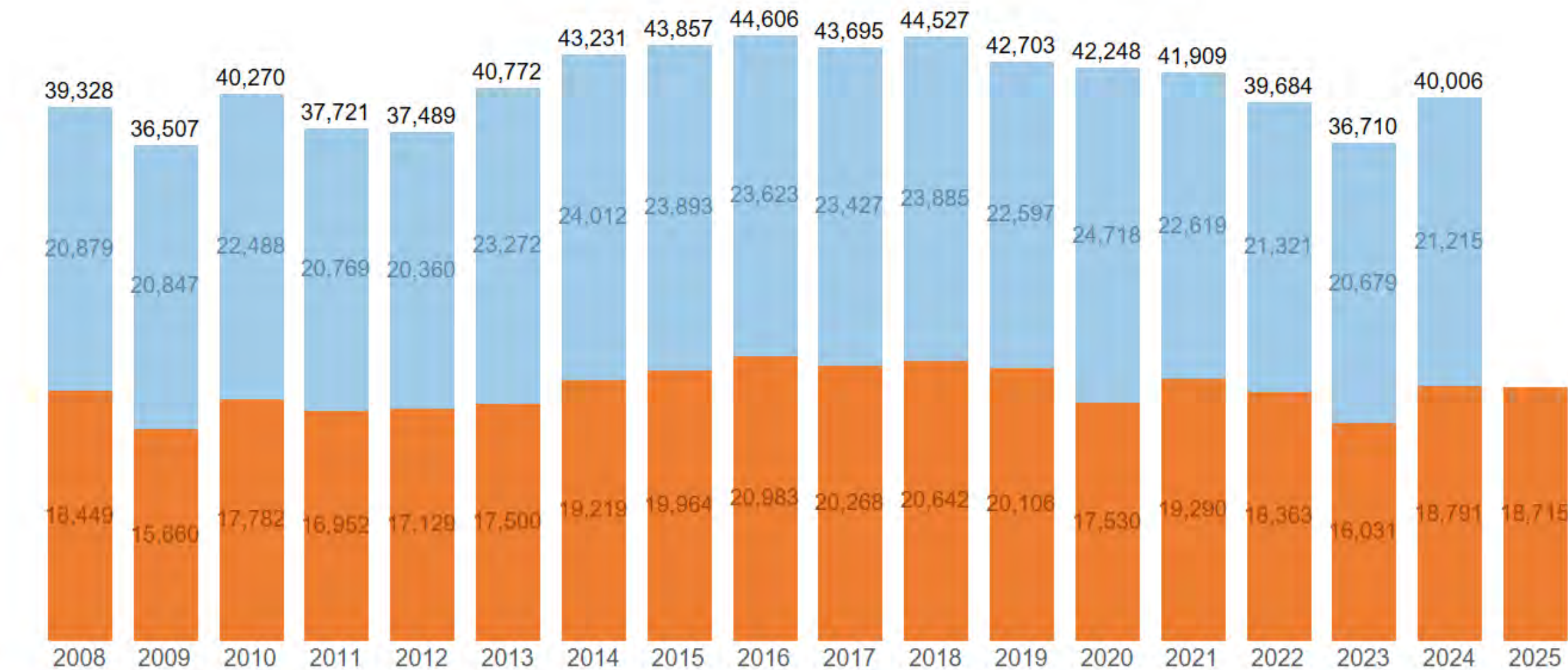
Martin & St. Lucie Counties, by State of Origin, 2024 vs. 2019





# New Listings

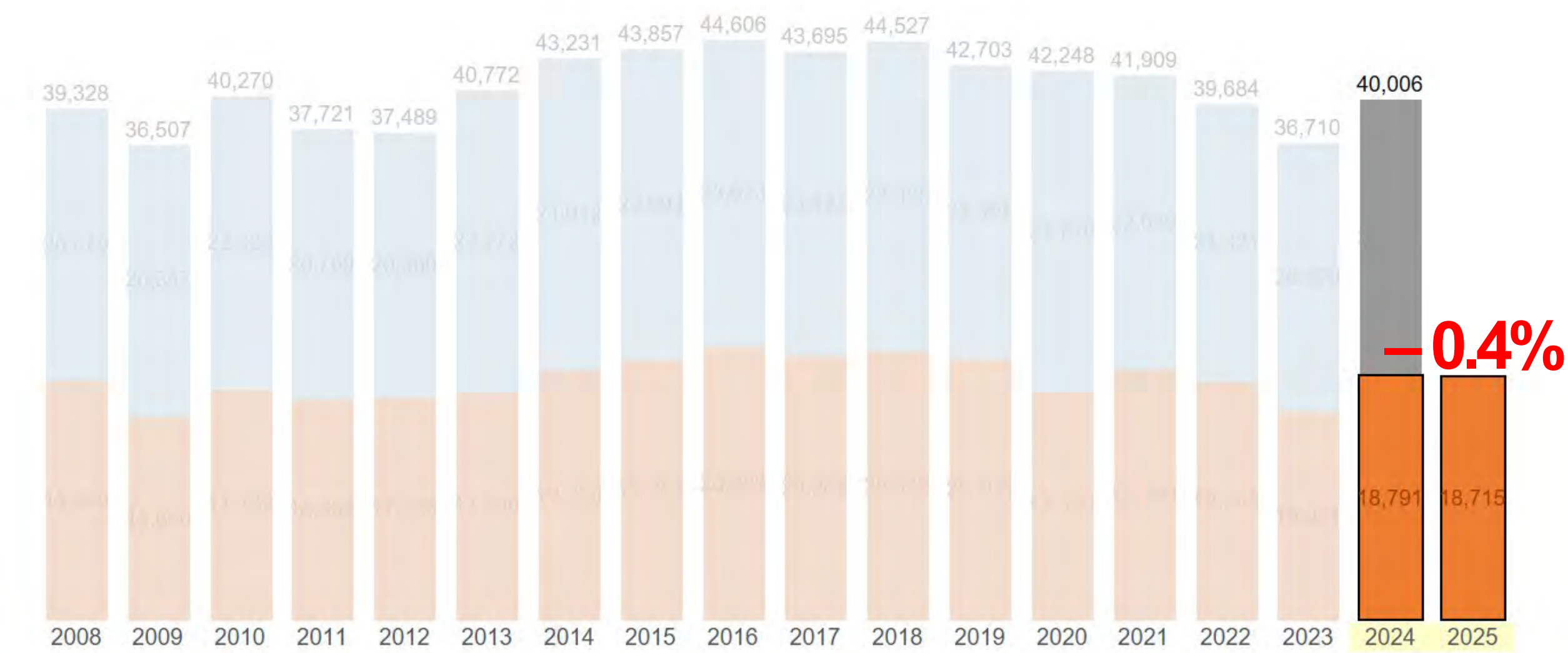
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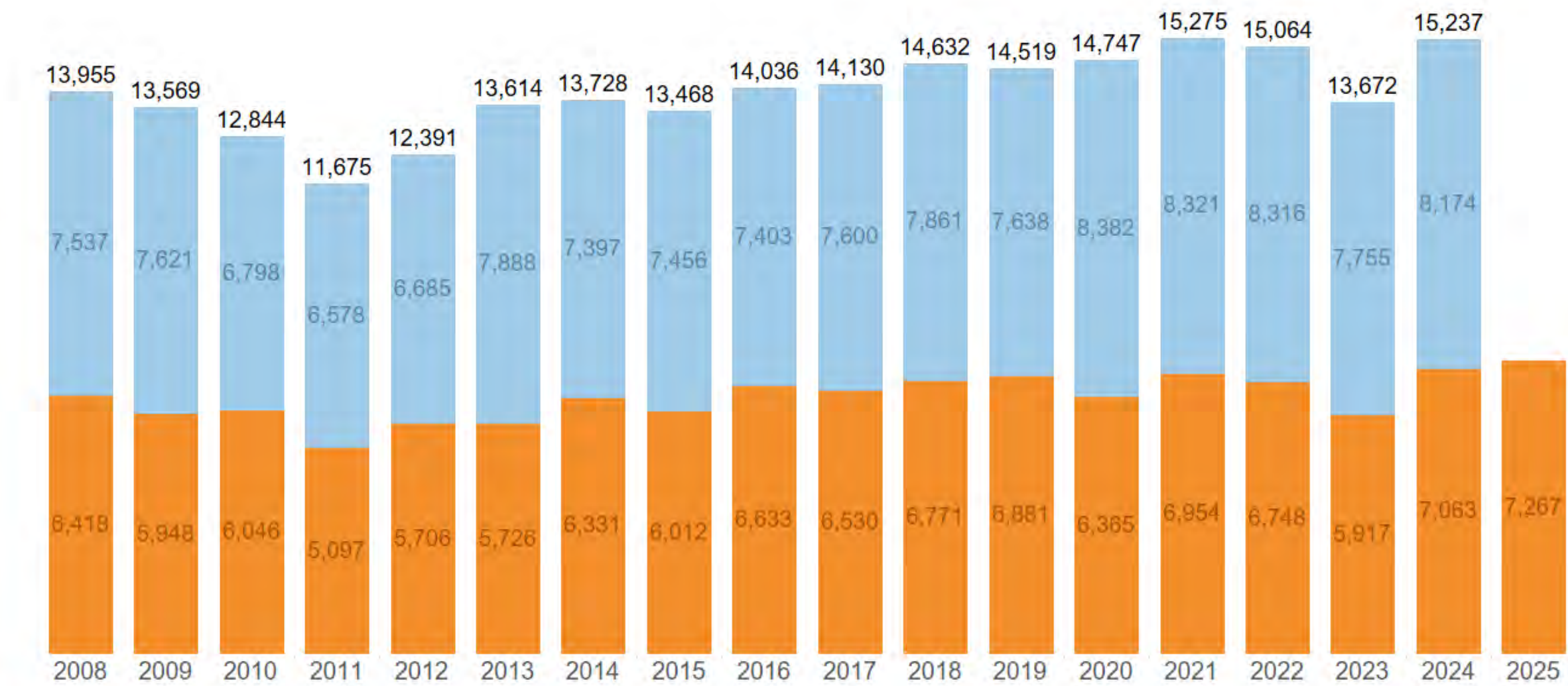
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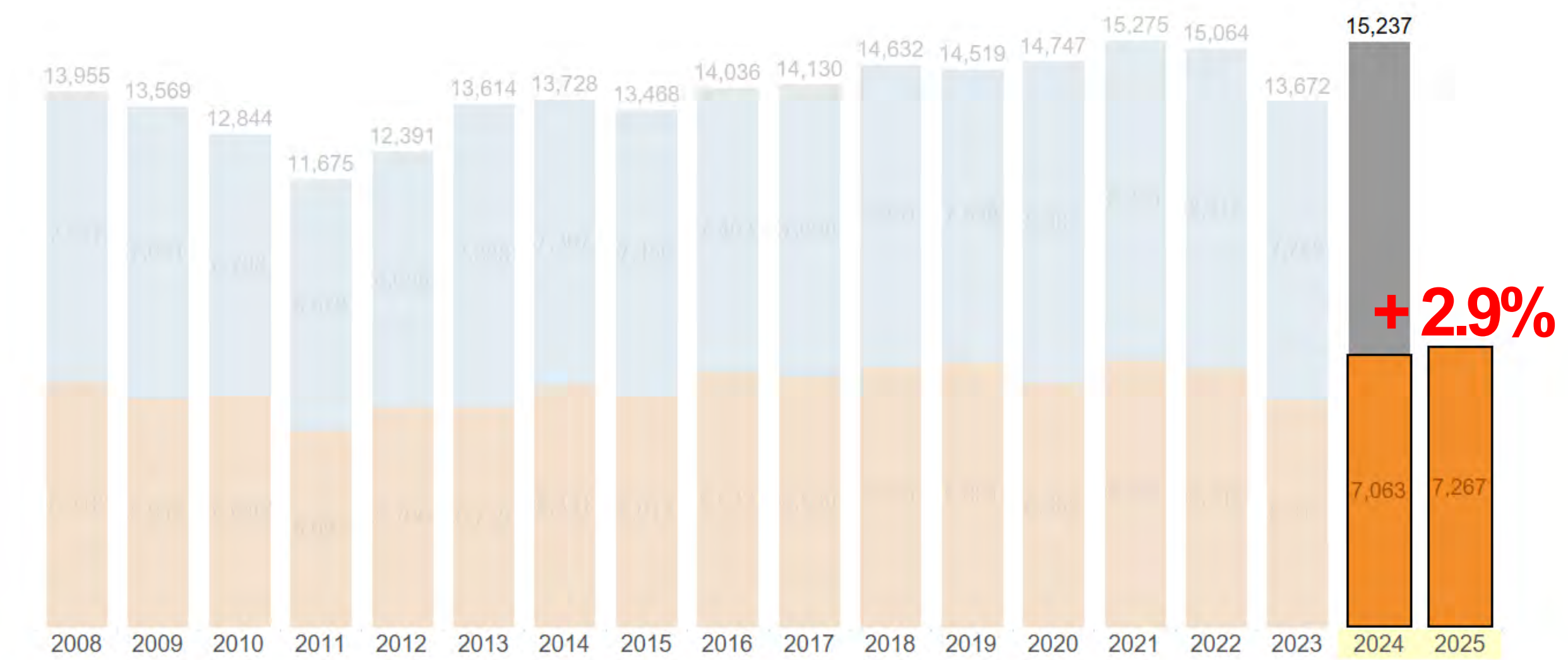
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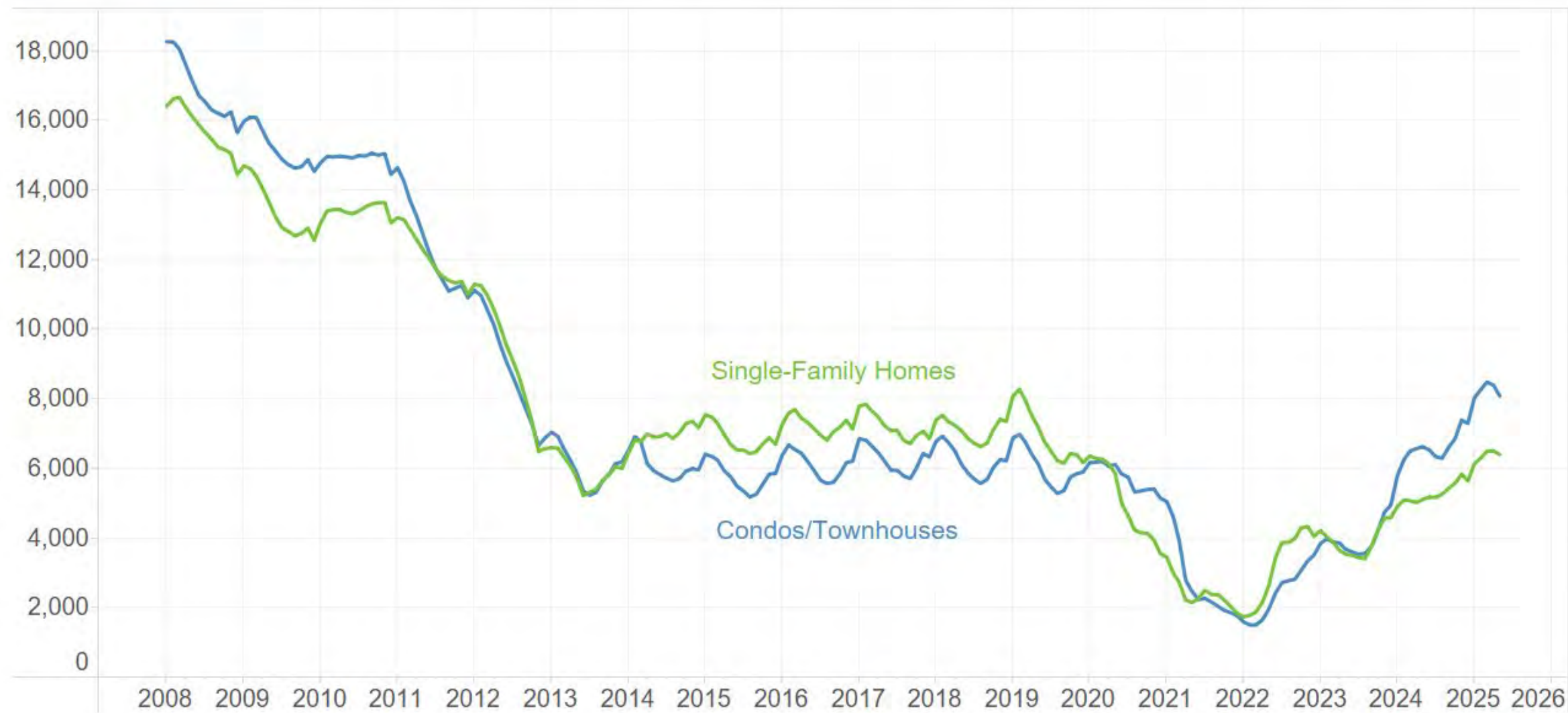
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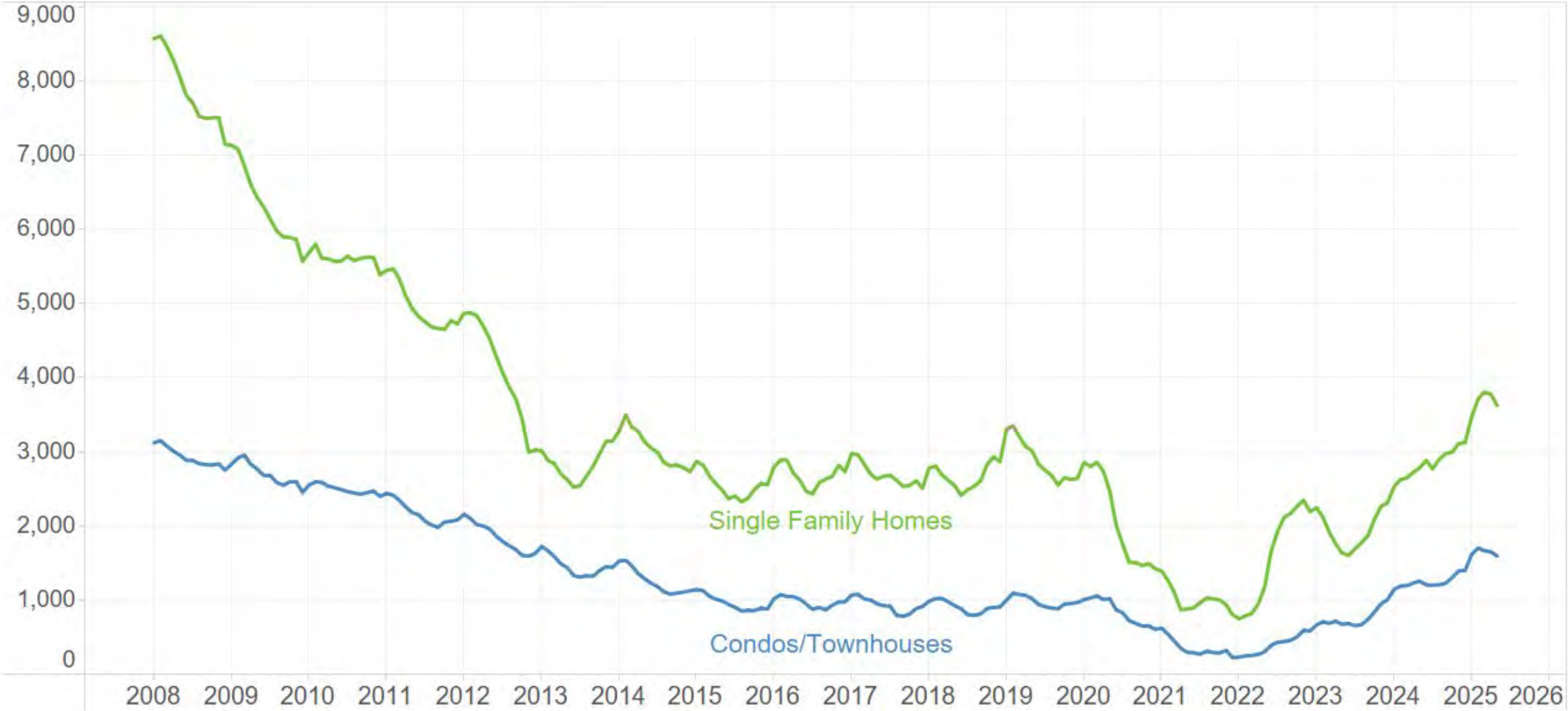
Palm Beach County, End-of-Month Inventory, Jan. 2008-May 2025





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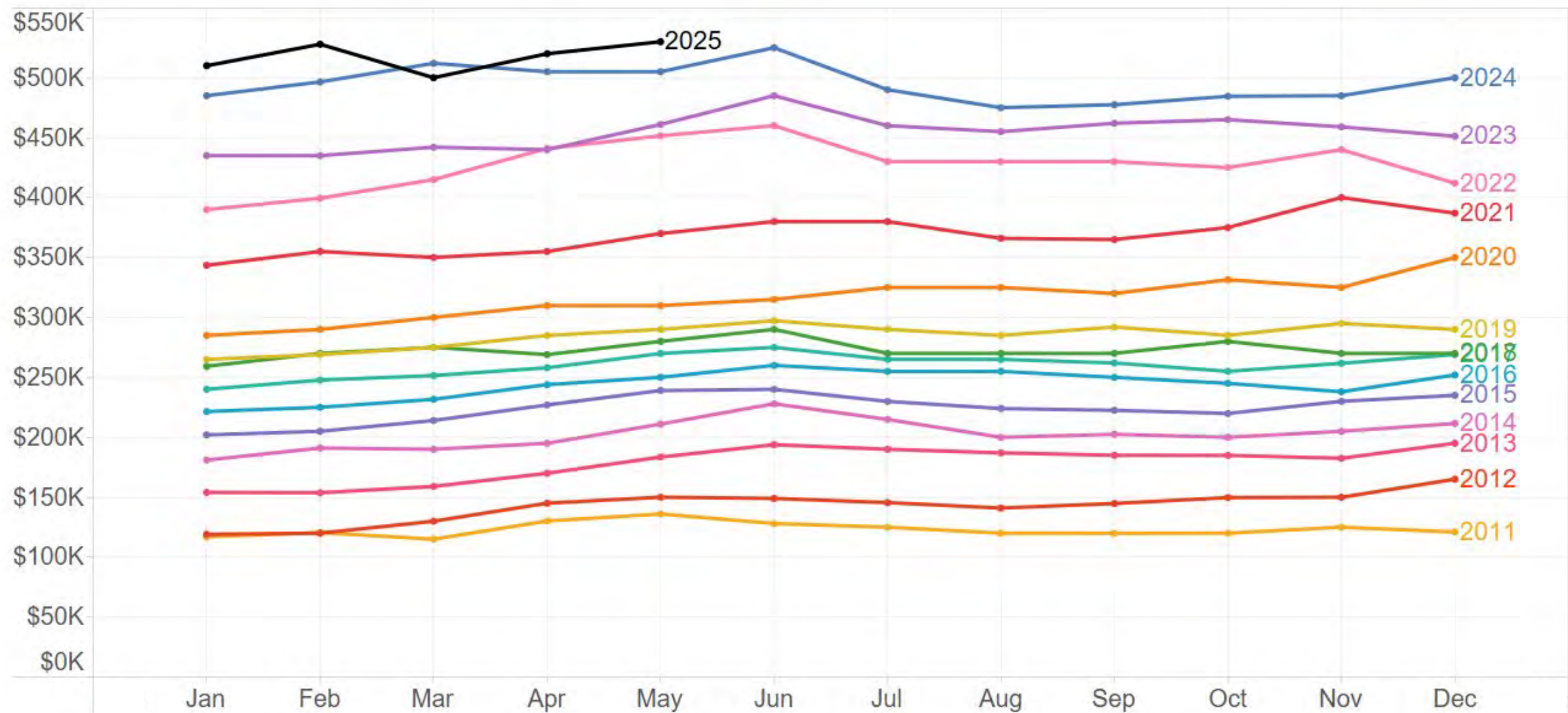
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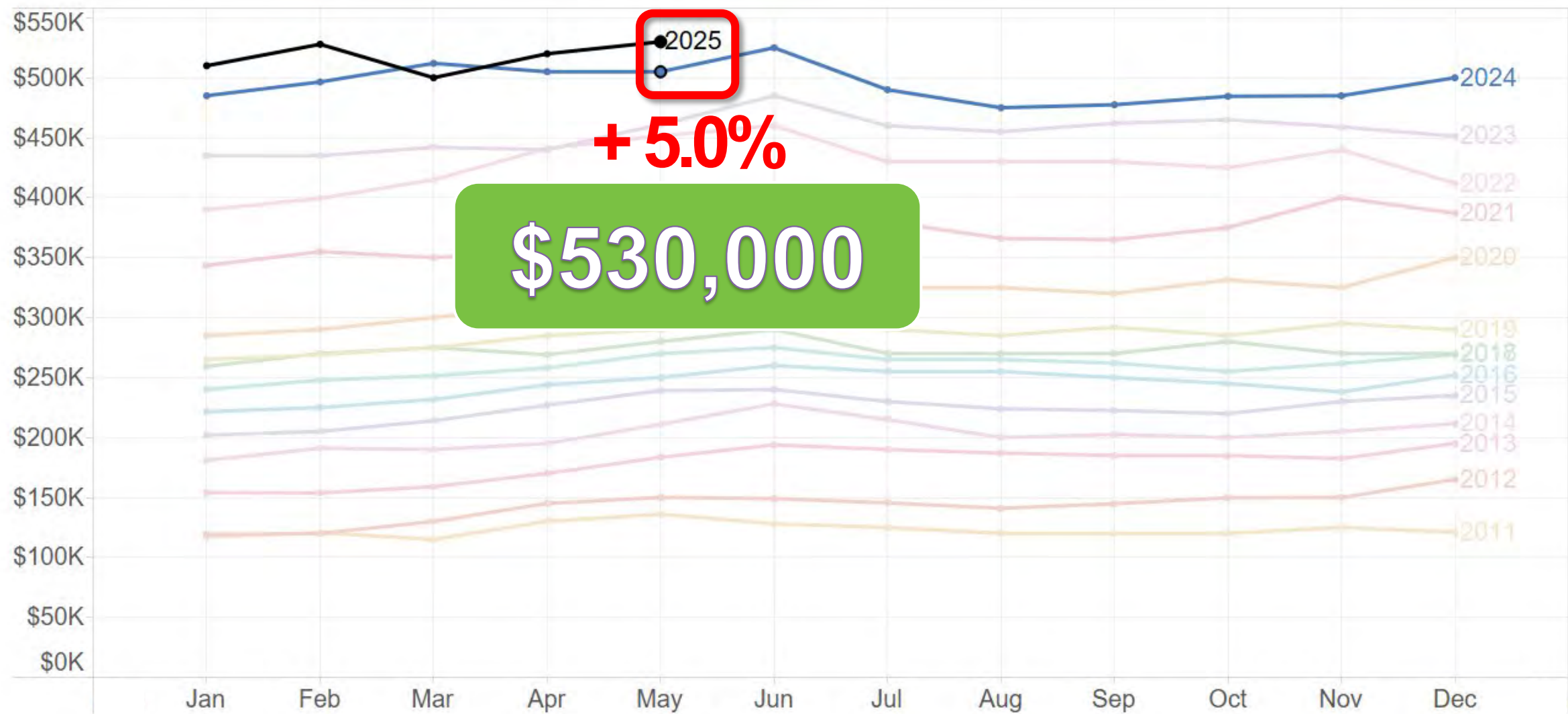
# Median Price for Closed Sales

Palm Beach County, Monthly, 2011-2025



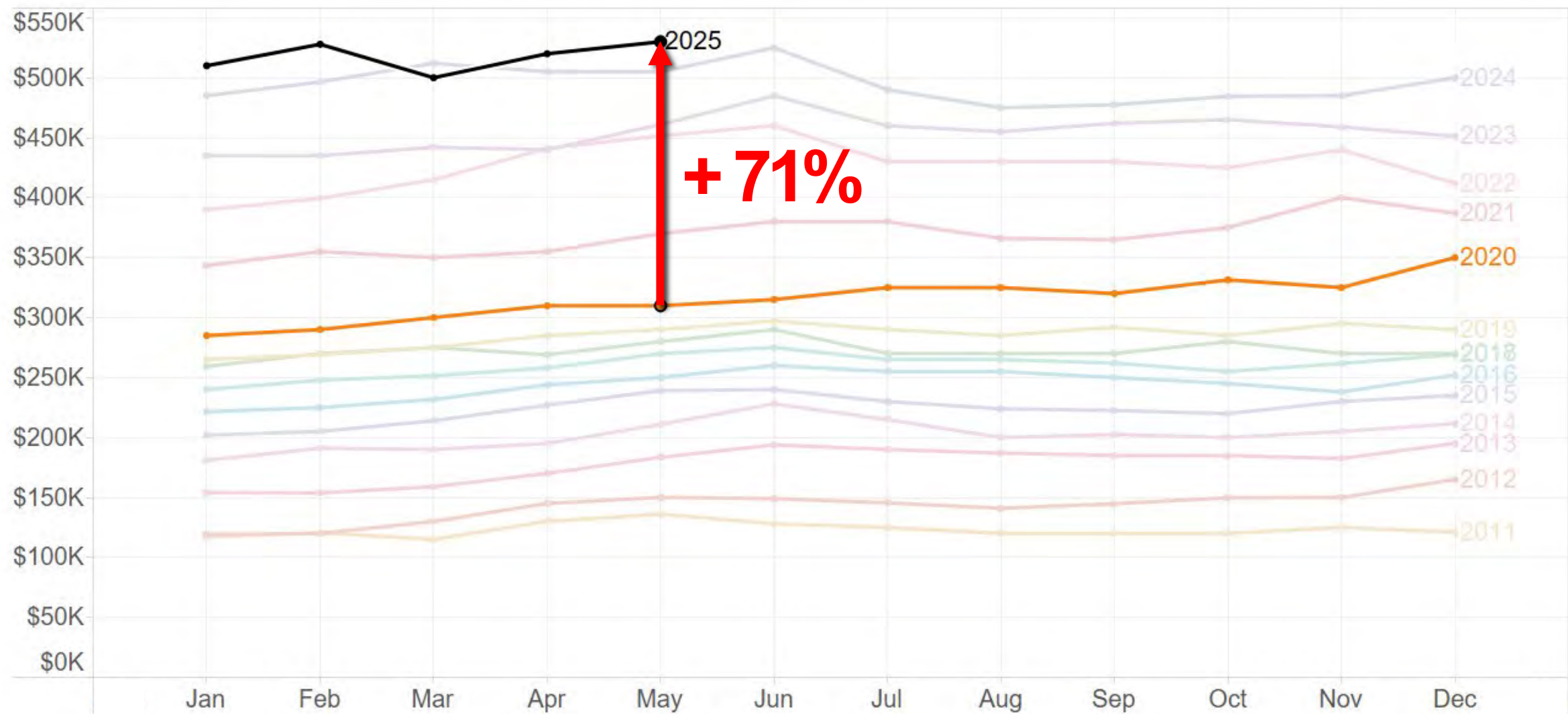
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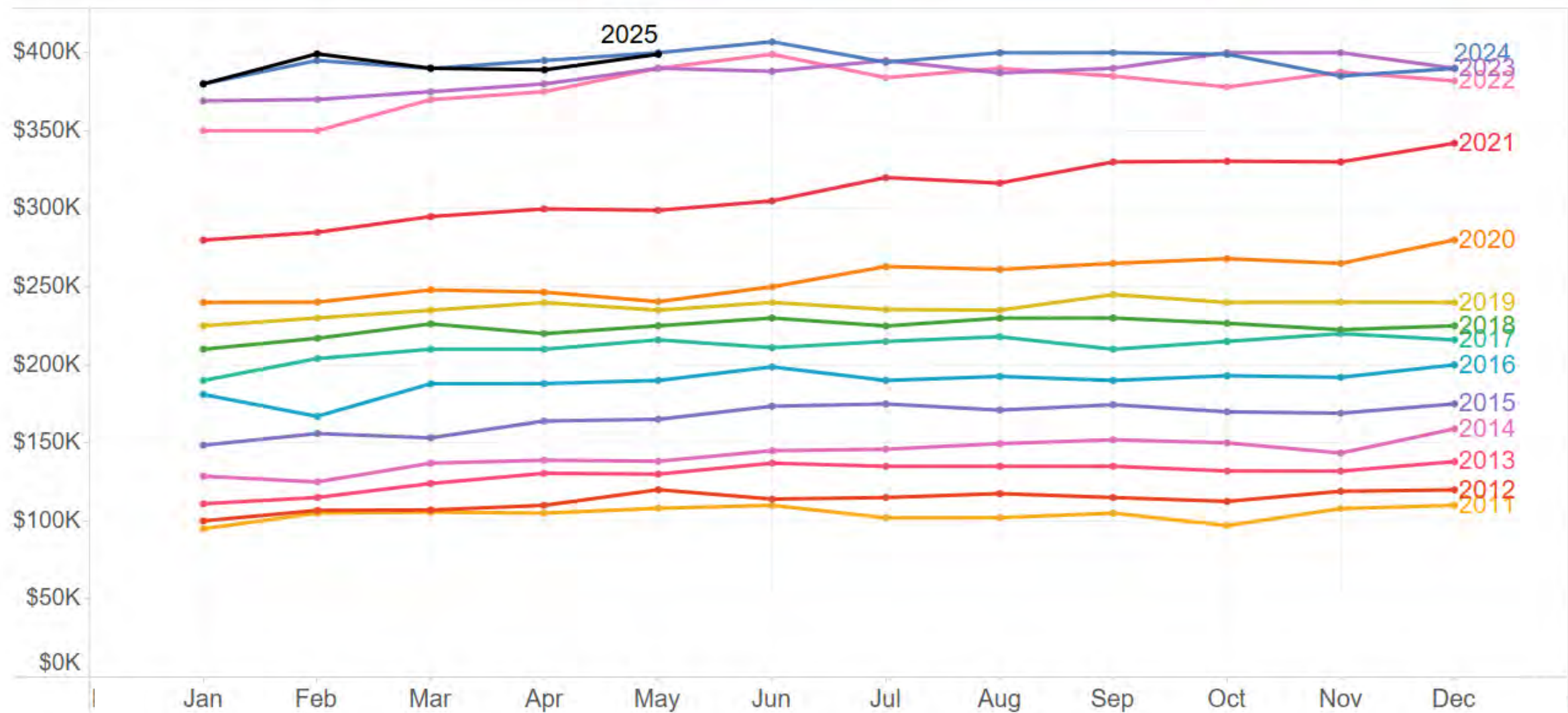
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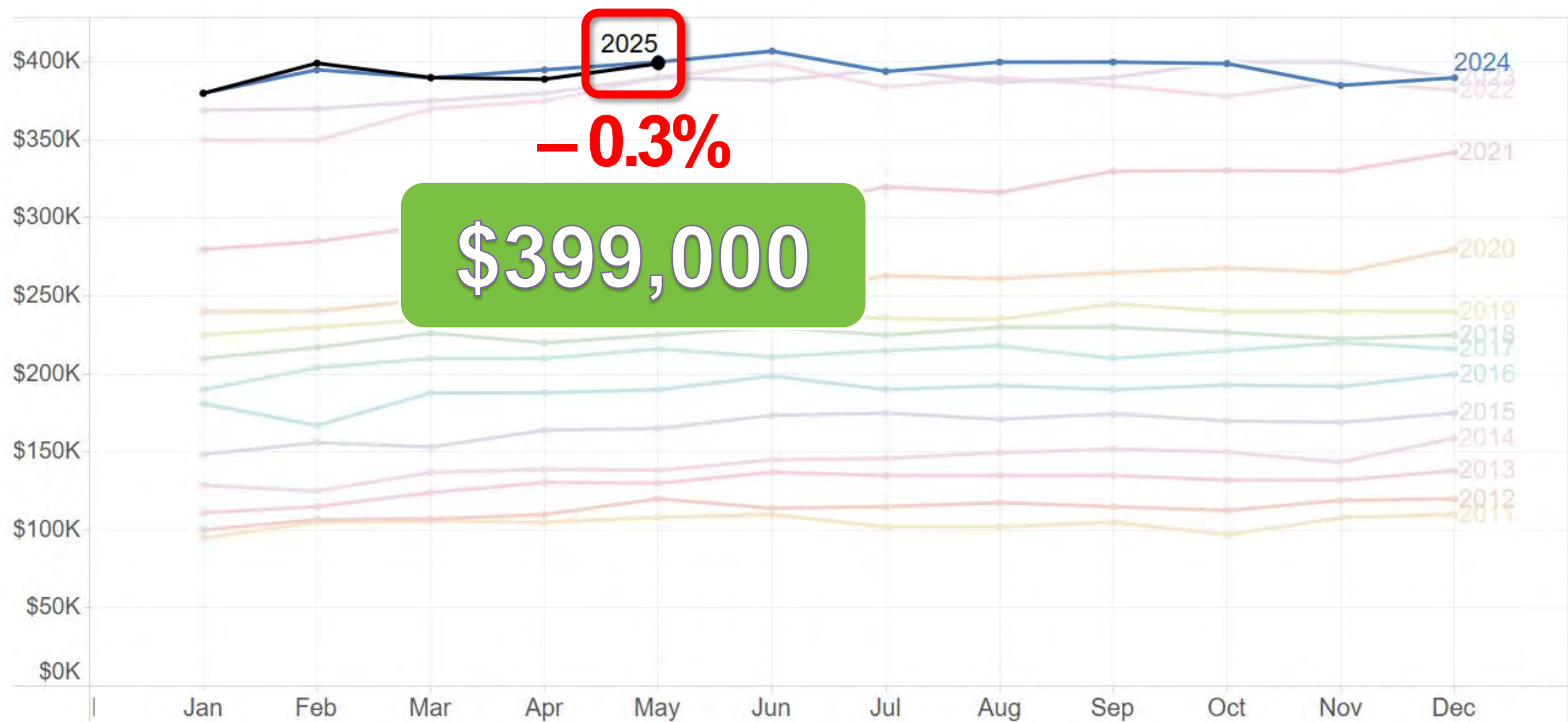
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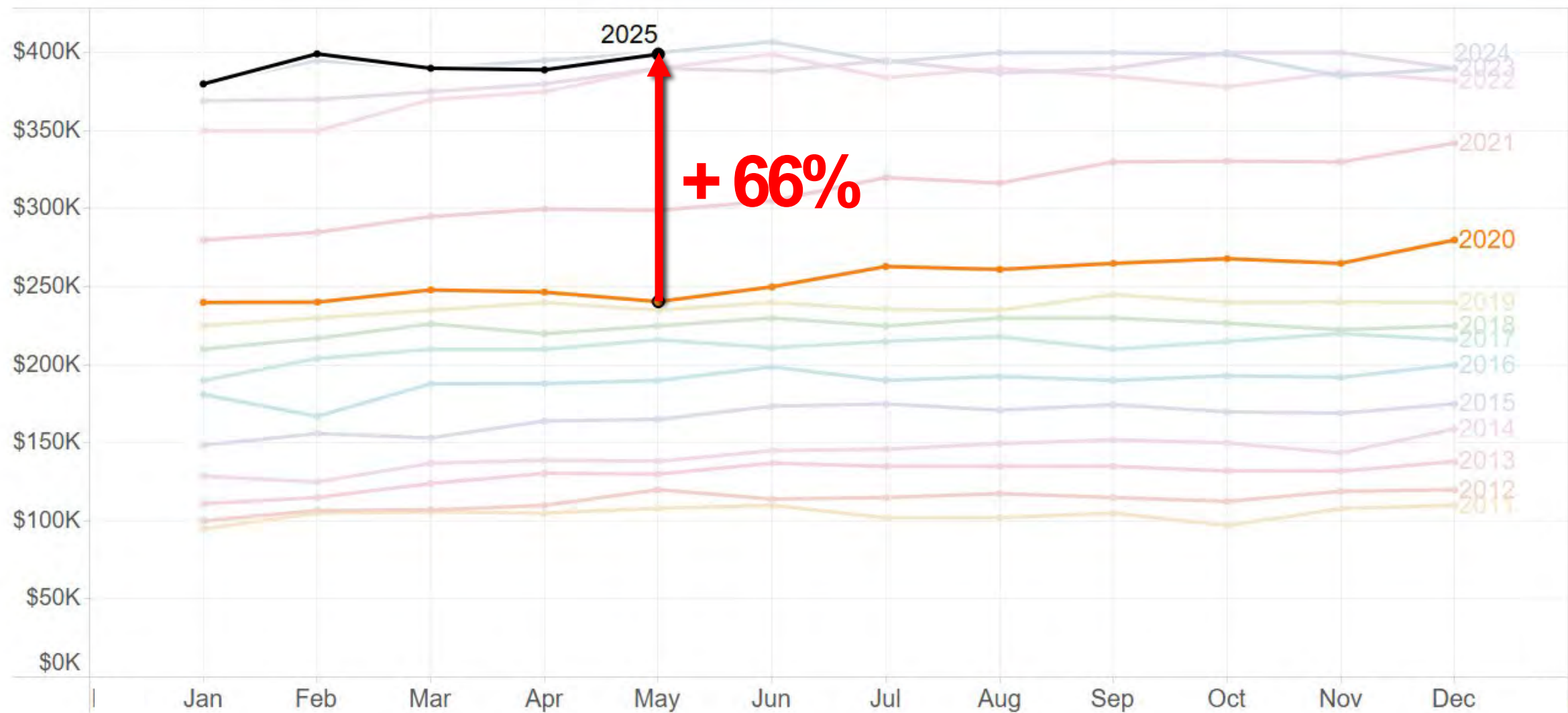
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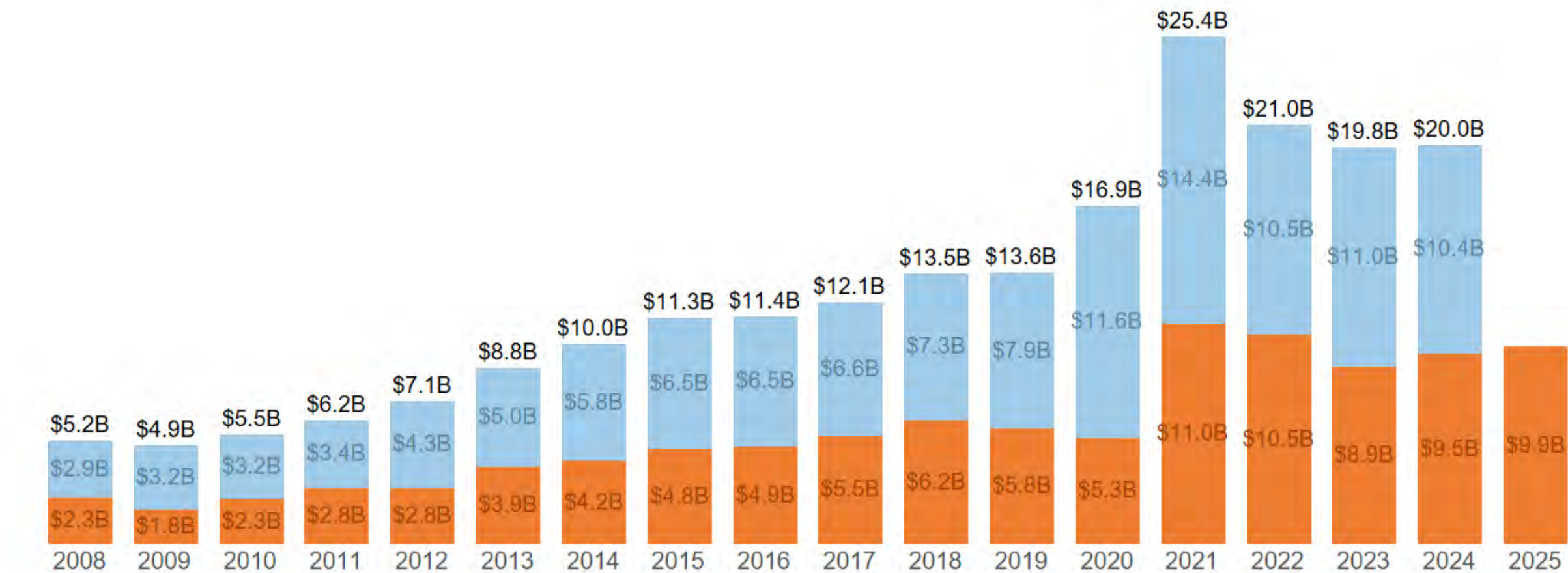
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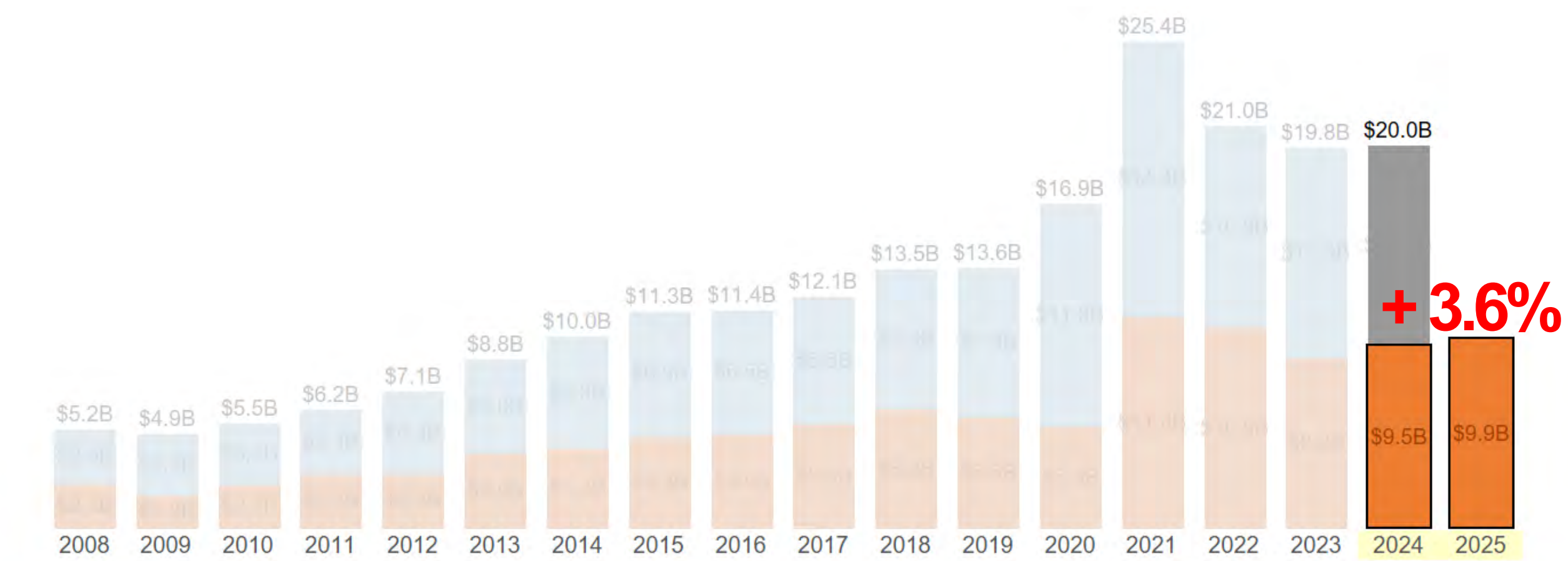
# Dollar Volume of Closed Sales

Palm Beach County, **YTD through May** and **Remainder of Year**, 2008-2025



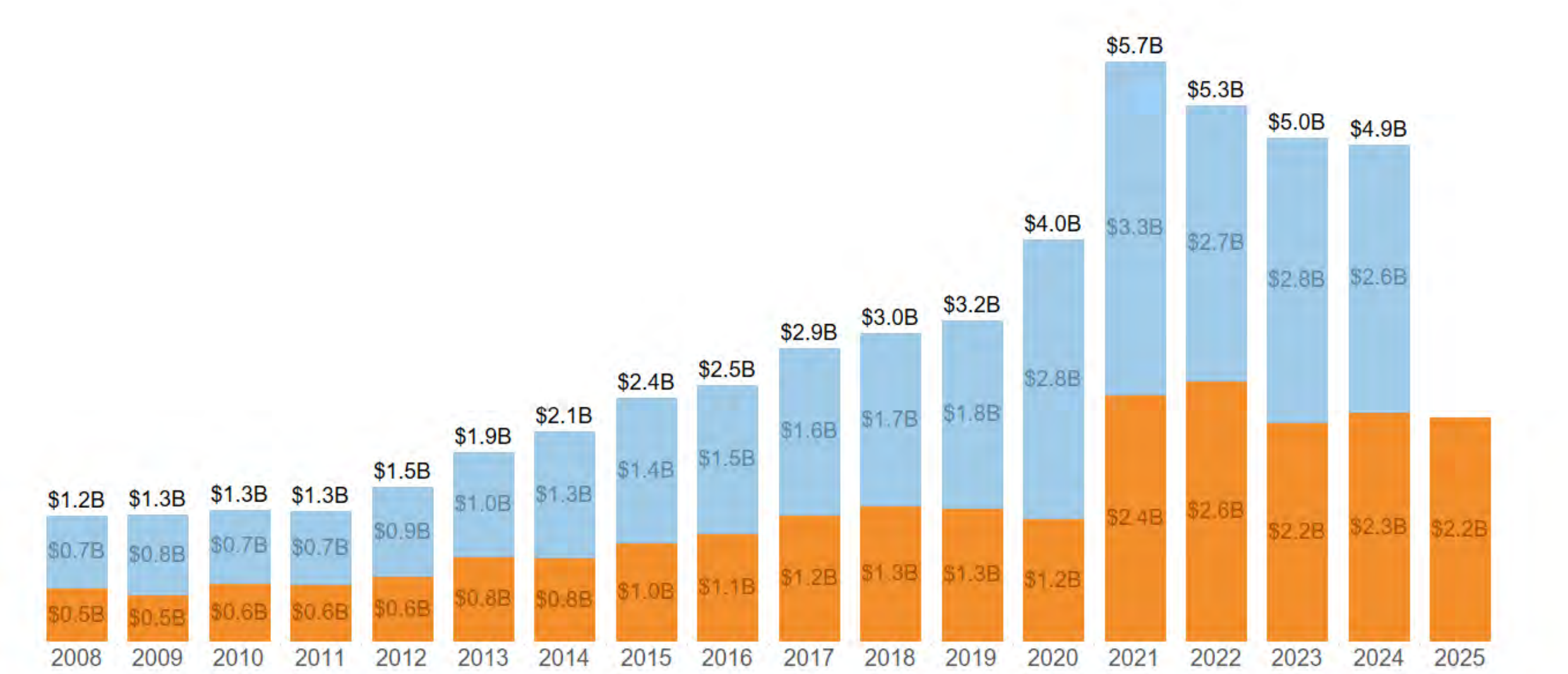
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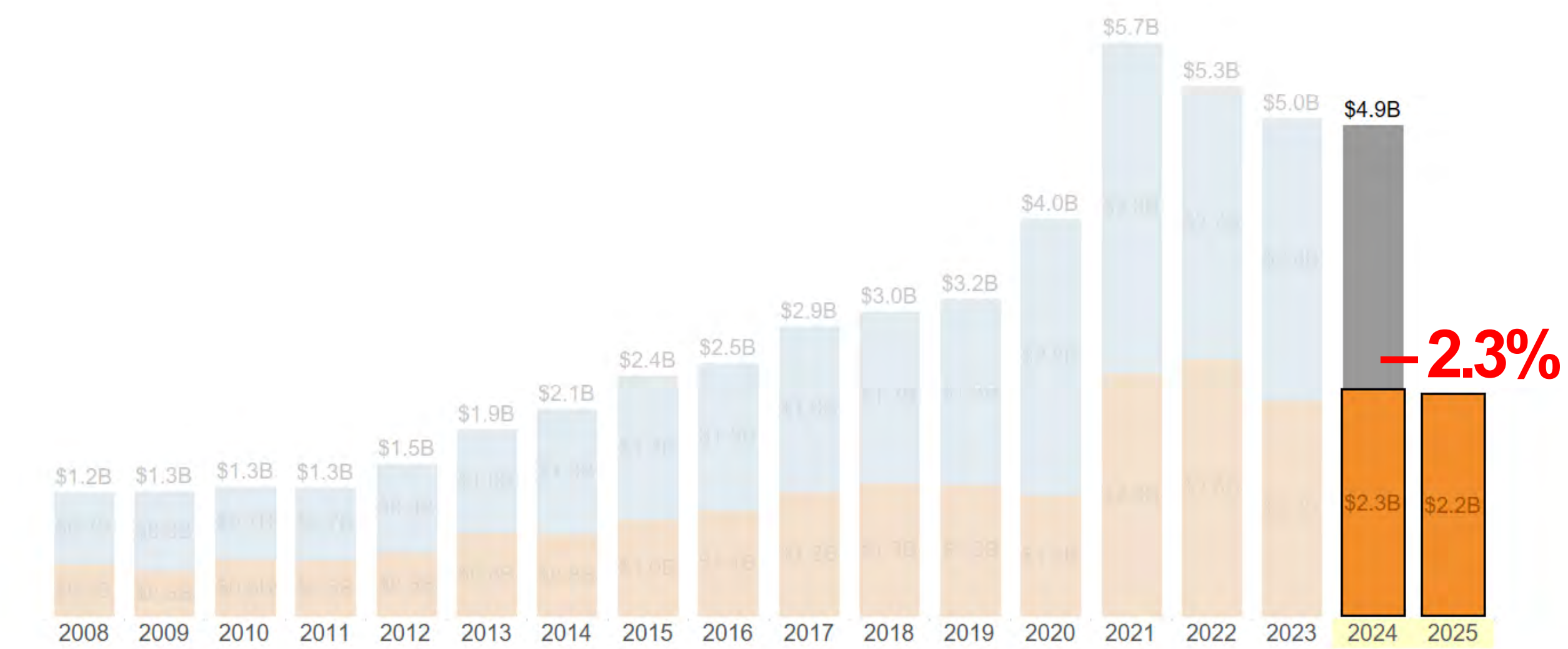
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# Florida Housing Outlook

- Mortgage Rates Still Largely Dictating Direction of Housing Market
- Economic Uncertainty Remains High
- Don't Rely on Precise Forecasts
- Plan for a Reasonable Range of Different Scenarios Instead
- Important Factors Currently Influencing Mortgage Rates:
  - Federal Debt Concerns
  - Inflation Concerns
  - Economic Growth Concerns



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