Monthly Market Detail - September 2025
Single-Family Homes
Palm Beach County

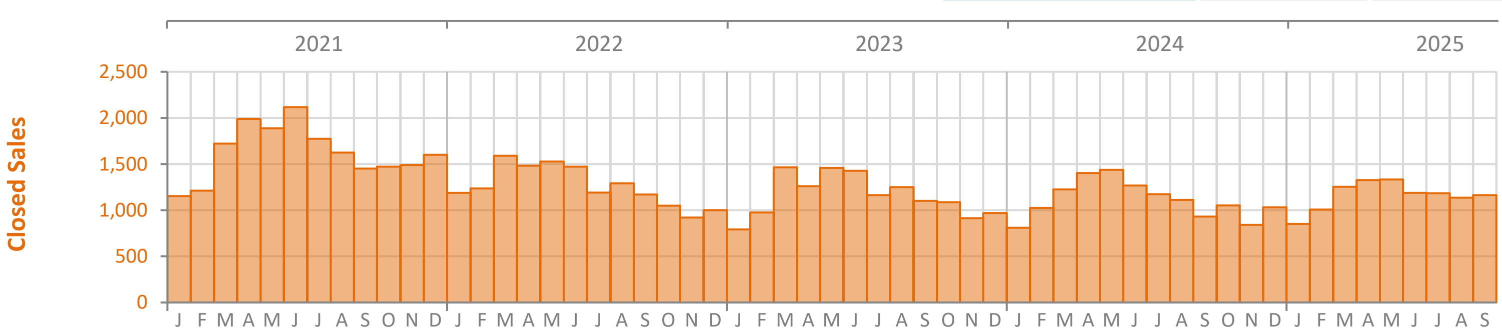
Summary Statistics	September 2025	September 2024	Percent Change Year-over-Year
Closed Sales	1,163	932	24.8%
Paid in Cash	507	387	31.0%
Median Sale Price	$615,000	$615,000	0.0%
Average Sale Price	$1,064,661	$1,003,253	6.1%
Dollar Volume	$1.2 Billion	$935.0 Million	32.4%
Median Percent of Original List Price Received	93.4%	94.1%	-0.7%
Median Time to Contract	51 Days	42 Days	21.4%
Median Time to Sale	90 Days	85 Days	5.9%
New Pending Sales	1,230	1,041	18.2%
New Listings	1,523	1,494	1.9%
Pending Inventory	1,689	1,577	7.1%
Inventory (Active Listings)	5,576	5,424	2.8%
Months Supply of Inventory	5.0	4.9	2.0%

Closed Sales

The number of sales transactions which closed during the month

Economists' note : Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	10,446	0.5%
September 2025	**1,163**	**24.8%**
August 2025	1,135	2.0%
July 2025	1,185	0.9%
June 2025	1,187	-6.5%
May 2025	1,334	-7.3%
April 2025	1,328	-5.3%
March 2025	1,255	2.4%
February 2025	1,009	-1.7%
January 2025	850	4.8%
December 2024	1,032	6.5%
November 2024	841	-8.0%
October 2024	1,052	-3.1%
September 2024	932	-15.4%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.
Data released on Thursday, October 23, 2025. Next data release is Thursday, November 20, 2025.

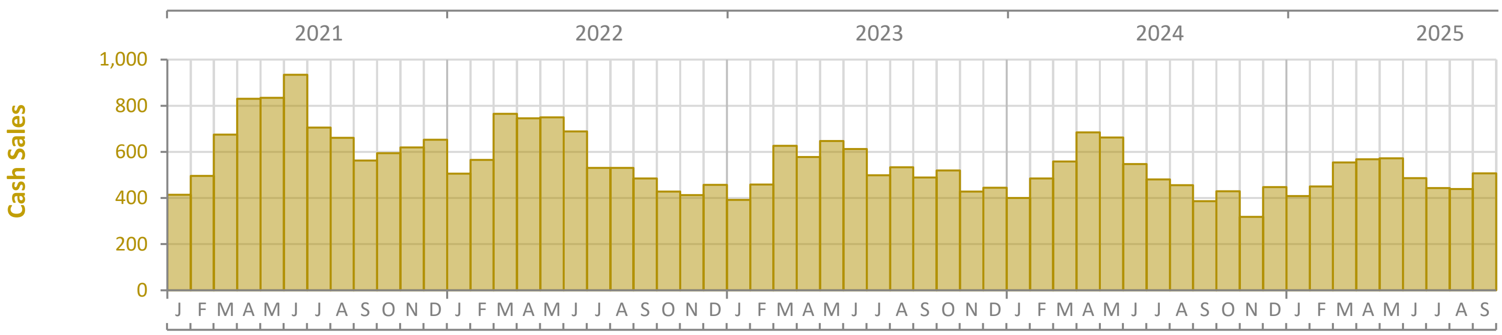
Monthly Market Detail - September 2025
Single-Family Homes
Palm Beach County

Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

Economists' note : Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	4,427	-5.0%
September 2025	**507**	**31.0%**
August 2025	439	-3.7%
July 2025	443	-7.7%
June 2025	486	-11.2%
May 2025	572	-13.6%
April 2025	568	-17.0%
March 2025	554	-0.7%
February 2025	450	-7.2%
January 2025	408	2.0%
December 2024	448	0.9%
November 2024	319	-25.5%
October 2024	429	-17.5%
September 2024	387	-20.9%

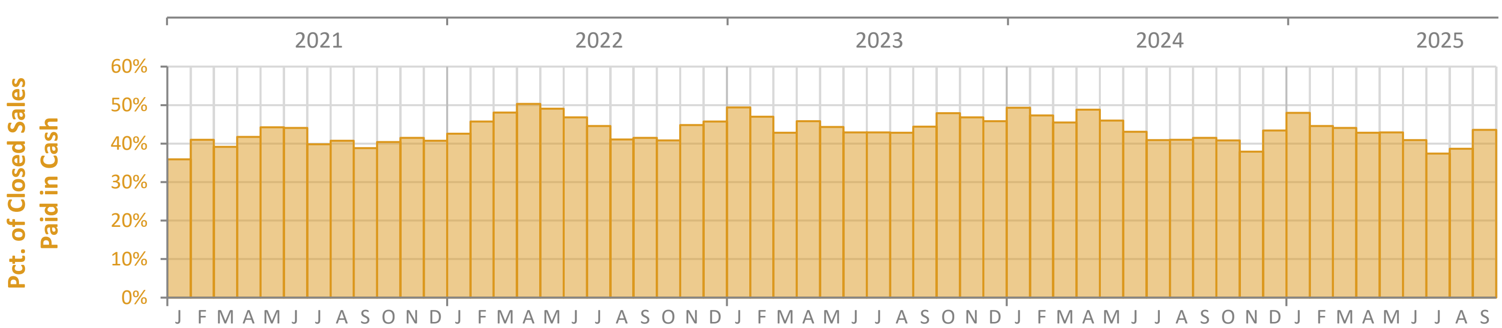


Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

Economists' note : This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	42.4%	-5.4%
September 2025	**43.6%**	**5.1%**
August 2025	38.7%	-5.6%
July 2025	37.4%	-8.6%
June 2025	40.9%	-5.1%
May 2025	42.9%	-6.7%
April 2025	42.8%	-12.3%
March 2025	44.1%	-3.1%
February 2025	44.6%	-5.7%
January 2025	48.0%	-2.6%
December 2024	43.4%	-5.2%
November 2024	37.9%	-19.0%
October 2024	40.8%	-14.8%
September 2024	41.5%	-6.5%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.
Data released on Thursday, October 23, 2025. Next data release is Thursday, November 20, 2025.

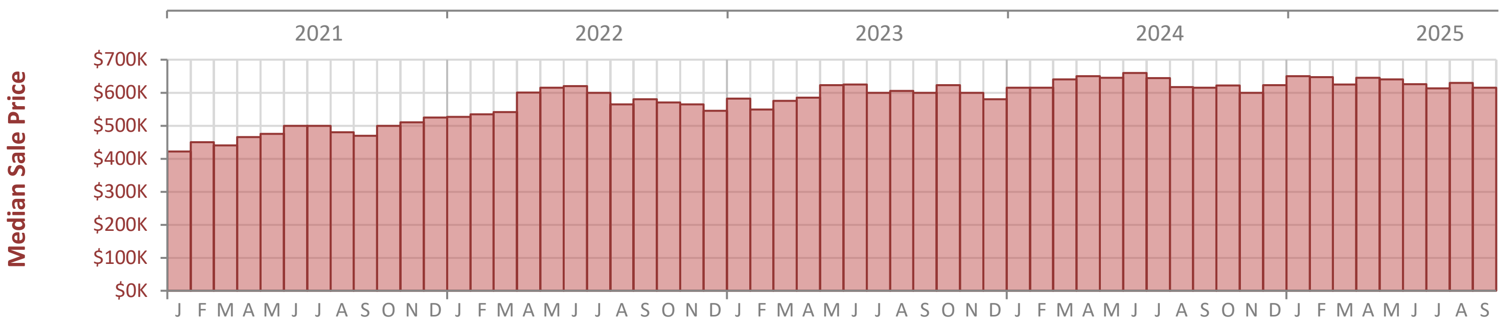
Monthly Market Detail - September 2025
Single-Family Homes
Palm Beach County

Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

Economists' note : Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	$630,000	-0.8%
September 2025	**$615,000**	**0.0%**
August 2025	$630,000	2.0%
July 2025	$613,250	-4.8%
June 2025	$626,000	-5.2%
May 2025	$640,000	-0.8%
April 2025	$645,000	-0.8%
March 2025	$625,000	-2.3%
February 2025	$647,000	5.2%
January 2025	$650,000	5.7%
December 2024	$622,500	7.3%
November 2024	$600,000	0.0%
October 2024	$621,500	-0.2%
September 2024	$615,000	2.5%

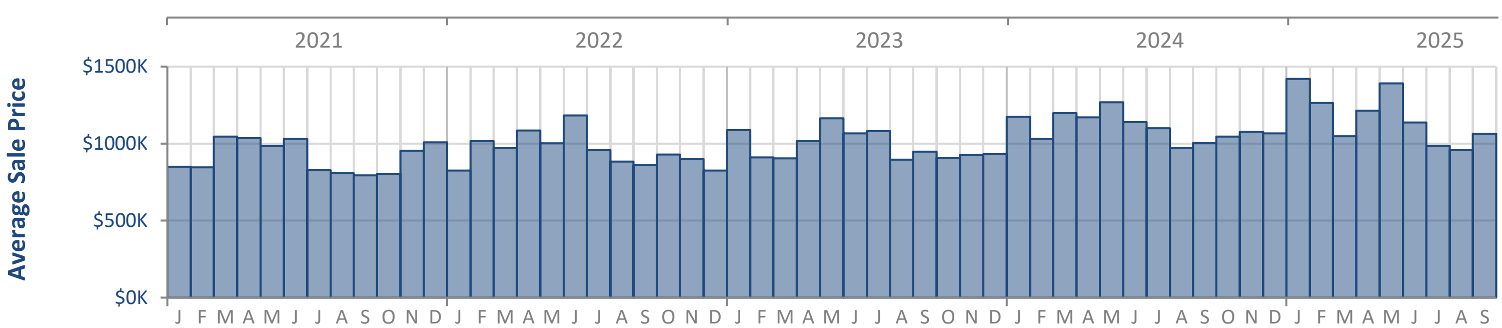


Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

Economists' note : Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	$1,159,386	3.0%
September 2025	**$1,064,661**	**6.1%**
August 2025	$958,595	-1.4%
July 2025	$985,401	-10.4%
June 2025	$1,137,329	-0.1%
May 2025	$1,391,447	9.7%
April 2025	$1,213,723	3.7%
March 2025	$1,048,605	-12.4%
February 2025	$1,264,860	22.6%
January 2025	$1,419,728	20.9%
December 2024	$1,066,261	14.6%
November 2024	$1,076,880	16.2%
October 2024	$1,044,846	15.1%
September 2024	$1,003,253	5.9%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.
Data released on Thursday, October 23, 2025. Next data release is Thursday, November 20, 2025.

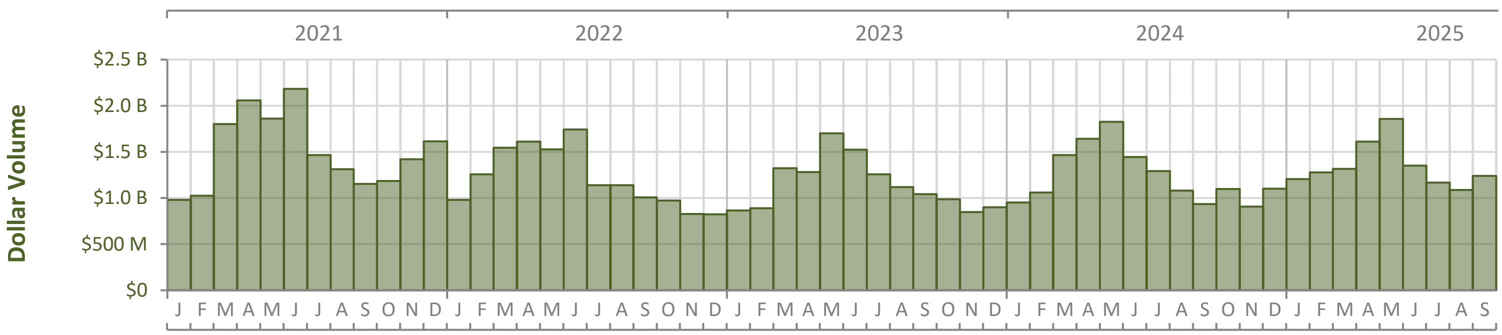
Monthly Market Detail - September 2025
Single-Family Homes
Palm Beach County

Dollar Volume

The sum of the sale prices for all sales which closed during the month

Economists' note : Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	$12.1 Billion	3.5%
September 2025	**$1.2 Billion**	**32.4%**
August 2025	$1.1 Billion	0.6%
July 2025	$1.2 Billion	-9.5%
June 2025	$1.4 Billion	-6.6%
May 2025	$1.9 Billion	1.7%
April 2025	$1.6 Billion	-1.8%
March 2025	$1.3 Billion	-10.3%
February 2025	$1.3 Billion	20.6%
January 2025	$1.2 Billion	26.7%
December 2024	$1.1 Billion	22.1%
November 2024	$905.7 Million	6.9%
October 2024	$1.1 Billion	11.4%
September 2024	$935.0 Million	-10.4%

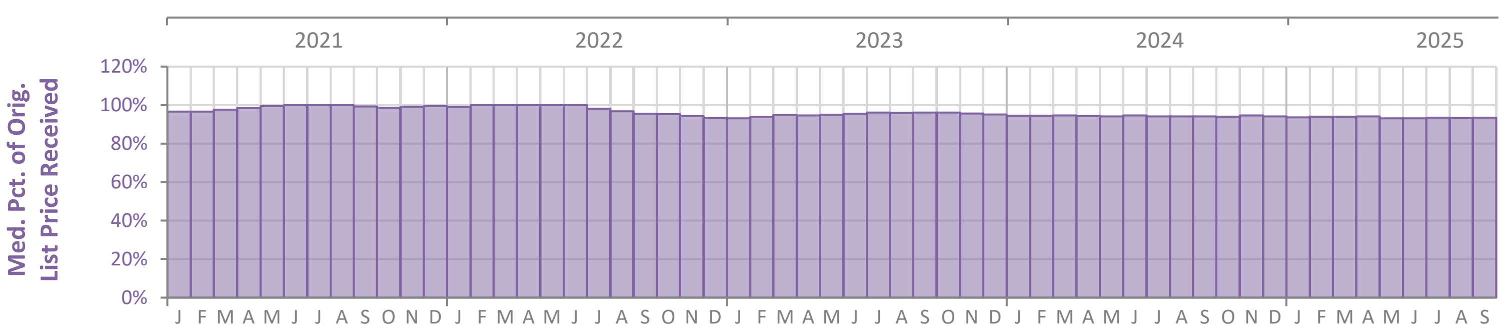


Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

Economists' note : The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	93.6%	-0.7%
September 2025	**93.4%**	**-0.7%**
August 2025	93.3%	-0.9%
July 2025	93.5%	-0.6%
June 2025	93.1%	-1.6%
May 2025	93.2%	-1.0%
April 2025	94.1%	-0.2%
March 2025	94.0%	-0.6%
February 2025	93.9%	-0.5%
January 2025	93.6%	-0.8%
December 2024	94.2%	-1.1%
November 2024	94.6%	-1.0%
October 2024	94.0%	-2.2%
September 2024	94.1%	-2.2%



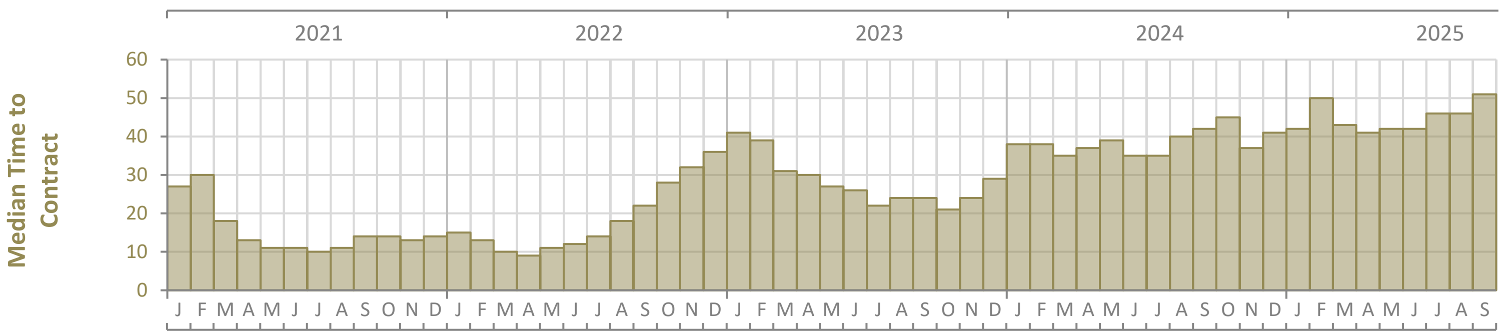
Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.
Data released on Thursday, October 23, 2025. Next data release is Thursday, November 20, 2025.

Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note : Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	50 Days	16.3%
September 2025	**51 Days**	**21.4%**
August 2025	46 Days	15.0%
July 2025	46 Days	31.4%
June 2025	42 Days	20.0%
May 2025	42 Days	7.7%
April 2025	41 Days	10.8%
March 2025	43 Days	22.9%
February 2025	50 Days	31.6%
January 2025	42 Days	10.5%
December 2024	41 Days	41.4%
November 2024	37 Days	54.2%
October 2024	45 Days	114.3%
September 2024	42 Days	75.0%

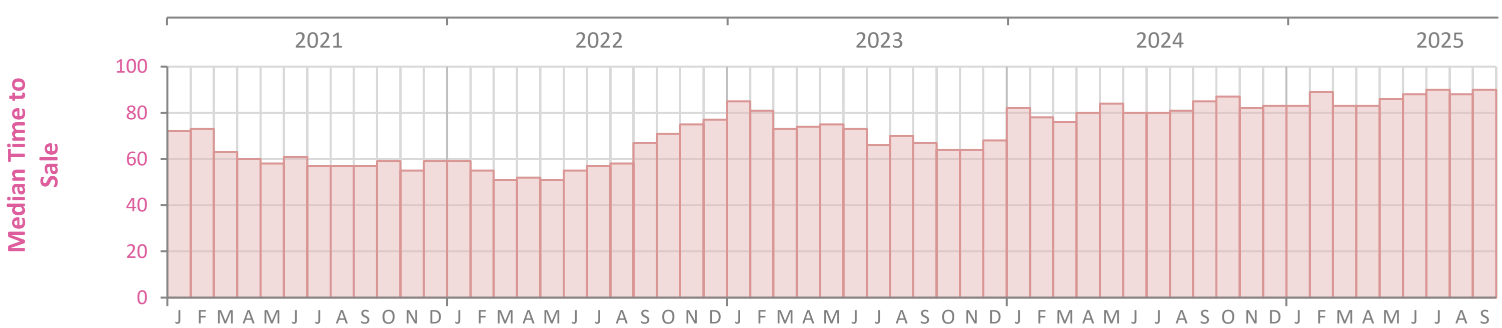


Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

Economists' note : Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median* Time to Sale is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	92 Days	7.0%
September 2025	**90 Days**	**5.9%**
August 2025	88 Days	8.6%
July 2025	90 Days	12.5%
June 2025	88 Days	10.0%
May 2025	86 Days	2.4%
April 2025	83 Days	3.8%
March 2025	83 Days	9.2%
February 2025	89 Days	14.1%
January 2025	83 Days	1.2%
December 2024	83 Days	22.1%
November 2024	82 Days	28.1%
October 2024	87 Days	35.9%
September 2024	85 Days	26.9%



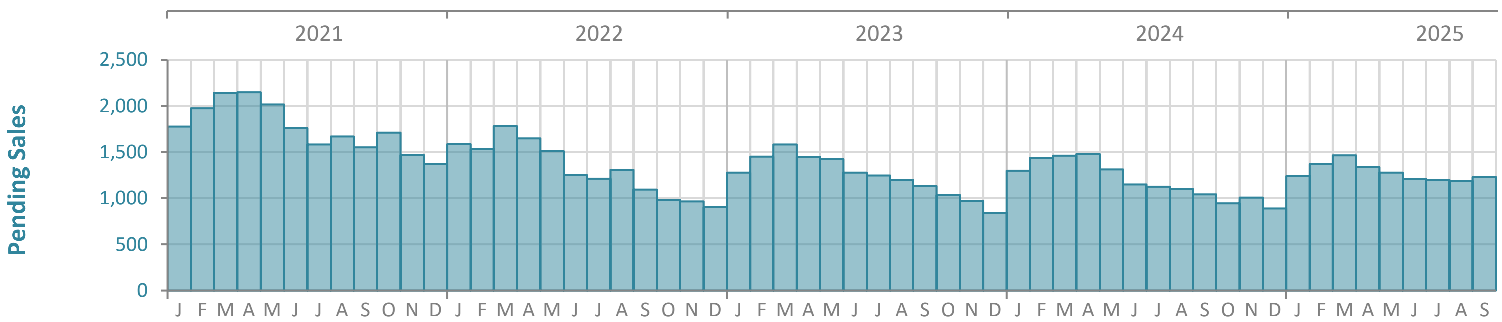
Monthly Market Detail - September 2025
Single-Family Homes
Palm Beach County

New Pending Sales

The number of listed properties that went under contract during the month

Economists' note : Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	11,514	0.9%
September 2025	**1,230**	**18.2%**
August 2025	1,187	7.7%
July 2025	1,199	6.7%
June 2025	1,208	5.1%
May 2025	1,278	-2.7%
April 2025	1,336	-9.6%
March 2025	1,464	0.1%
February 2025	1,372	-4.6%
January 2025	1,240	-4.5%
December 2024	888	5.5%
November 2024	1,008	4.0%
October 2024	946	-8.5%
September 2024	1,041	-8.0%

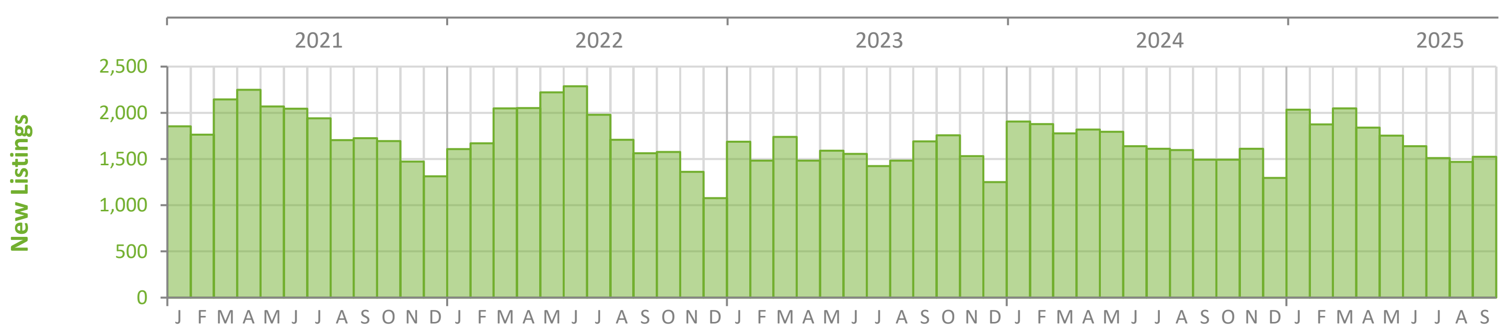


New Listings

The number of properties put onto the market during the month

Economists' note : New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	15,686	1.1%
September 2025	**1,523**	**1.9%**
August 2025	1,469	-8.0%
July 2025	1,510	-6.3%
June 2025	1,637	-0.2%
May 2025	1,753	-2.2%
April 2025	1,839	1.2%
March 2025	2,047	15.2%
February 2025	1,874	-0.2%
January 2025	2,034	6.8%
December 2024	1,295	3.7%
November 2024	1,610	5.2%
October 2024	1,493	-15.0%
September 2024	1,494	-11.7%



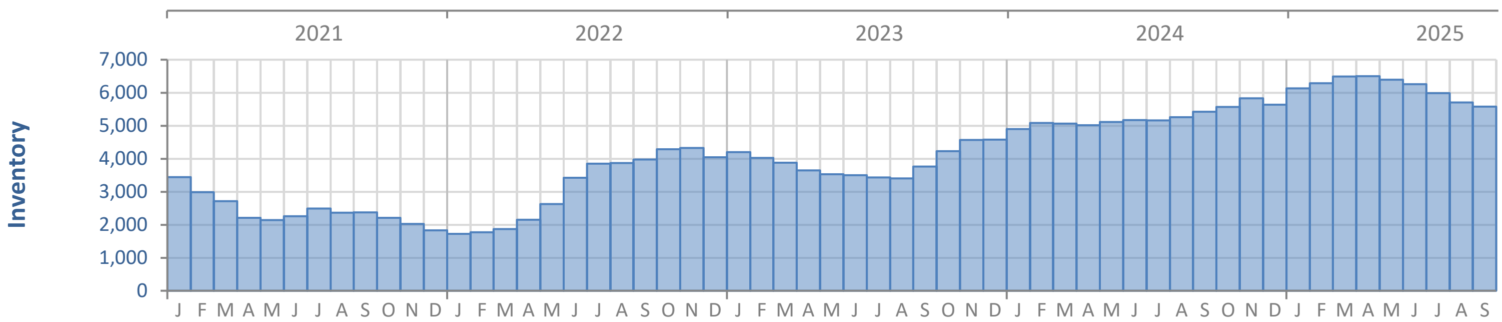
Monthly Market Detail - September 2025
Single-Family Homes
Palm Beach County

Inventory (Active Listings)

The number of property listings active at the end of the month

Economists' note : There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	6,148	19.8%
September 2025	**5,576**	**2.8%**
August 2025	5,702	8.5%
July 2025	5,986	16.0%
June 2025	6,259	21.1%
May 2025	6,391	25.1%
April 2025	6,503	29.6%
March 2025	6,487	28.0%
February 2025	6,292	23.9%
January 2025	6,136	25.2%
December 2024	5,637	23.2%
November 2024	5,828	27.6%
October 2024	5,568	31.8%
September 2024	5,424	44.1%

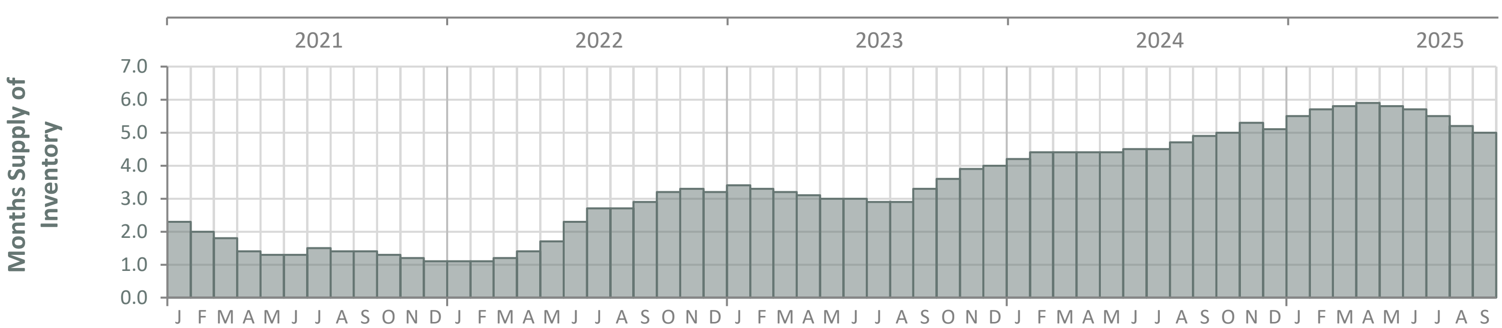


Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

Economists' note : MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	5.6	24.4%
September 2025	**5.0**	**2.0%**
August 2025	5.2	10.6%
July 2025	5.5	22.2%
June 2025	5.7	26.7%
May 2025	5.8	31.8%
April 2025	5.9	34.1%
March 2025	5.8	31.8%
February 2025	5.7	29.5%
January 2025	5.5	31.0%
December 2024	5.1	27.5%
November 2024	5.3	35.9%
October 2024	5.0	38.9%
September 2024	4.9	48.5%

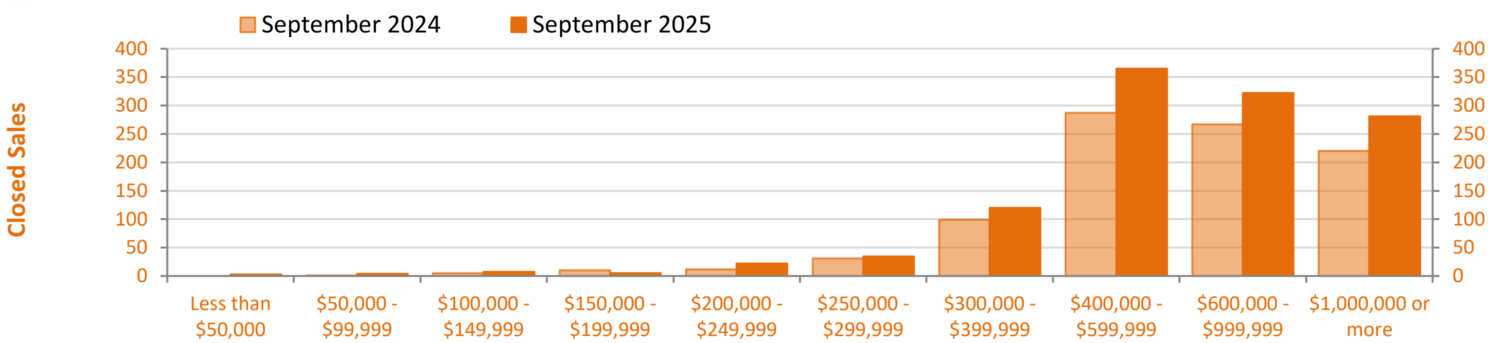


Closed Sales by Sale Price

The number of sales transactions which closed during the month

Economists' note: Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than $50,000	3	N/A
$50,000 - $99,999	4	300.0%
$100,000 - $149,999	7	40.0%
$150,000 - $199,999	5	-50.0%
$200,000 - $249,999	22	83.3%
$250,000 - $299,999	34	9.7%
$300,000 - $399,999	120	21.2%
$400,000 - $599,999	365	27.2%
$600,000 - $999,999	322	20.6%
$1,000,000 or more	281	27.7%

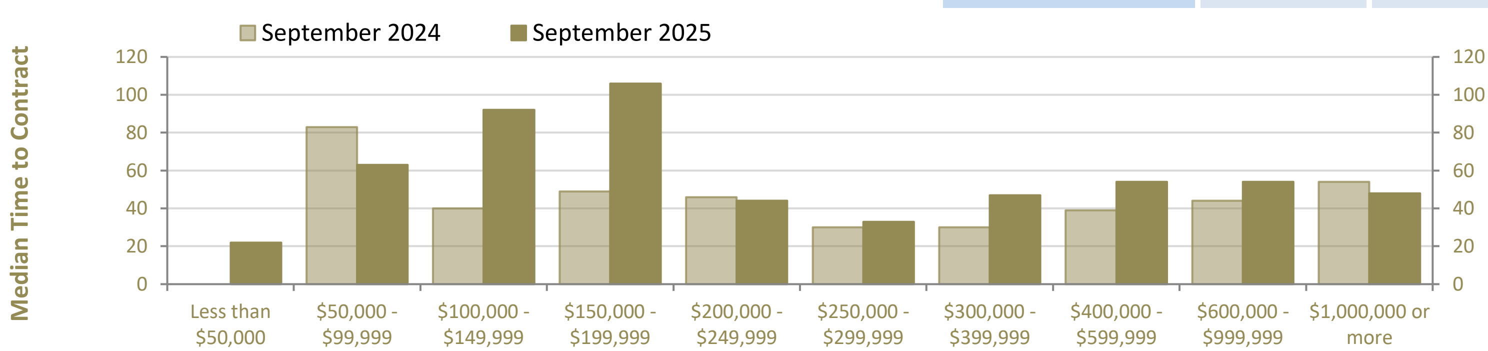


Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

Economists' note : Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than $50,000	22 Days	N/A
$50,000 - $99,999	63 Days	-24.1%
$100,000 - $149,999	92 Days	130.0%
$150,000 - $199,999	106 Days	116.3%
$200,000 - $249,999	44 Days	-4.3%
$250,000 - $299,999	33 Days	10.0%
$300,000 - $399,999	47 Days	56.7%
$400,000 - $599,999	54 Days	38.5%
$600,000 - $999,999	54 Days	22.7%
$1,000,000 or more	48 Days	-11.1%



Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.
Data released on Thursday, October 23, 2025. Next data release is Thursday, November 20, 2025.

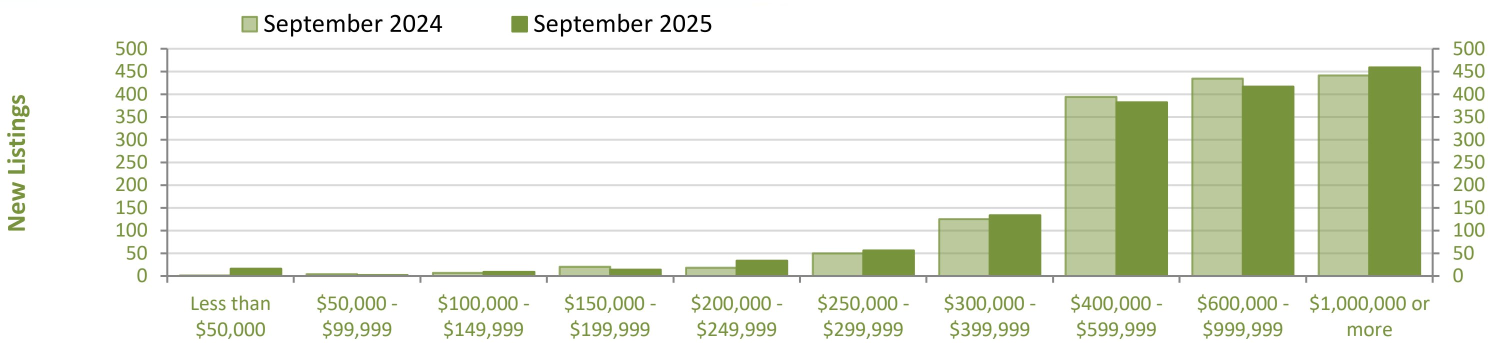
Monthly Market Detail - September 2025
Single-Family Homes
Palm Beach County

New Listings by Initial Listing Price

The number of properties put onto the market during the month

Economists' note: New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than $50,000	16	1500.0%
$50,000 - $99,999	2	-50.0%
$100,000 - $149,999	9	28.6%
$150,000 - $199,999	14	-30.0%
$200,000 - $249,999	34	88.9%
$250,000 - $299,999	56	12.0%
$300,000 - $399,999	134	7.2%
$400,000 - $599,999	382	-3.0%
$600,000 - $999,999	417	-3.9%
$1,000,000 or more	459	4.1%

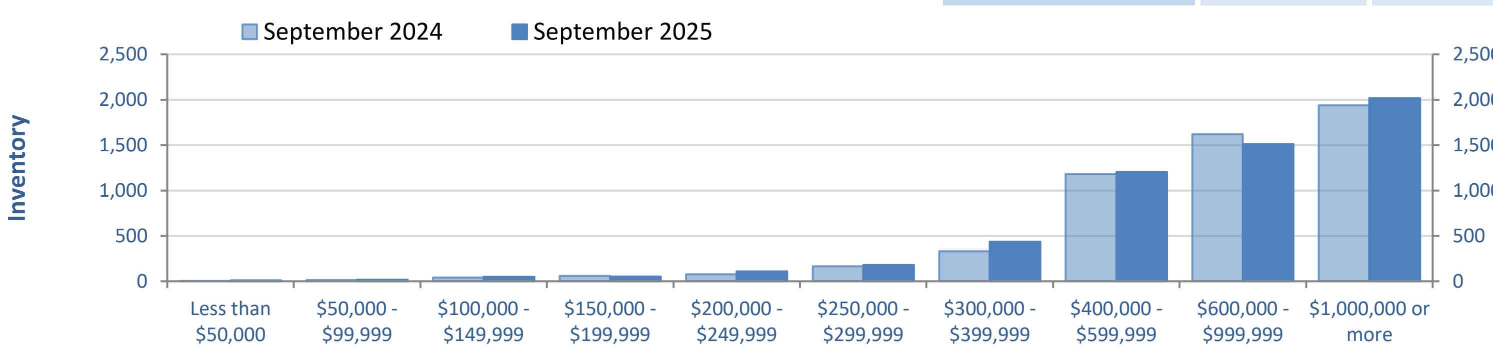


Inventory by Current Listing Price

The number of property listings active at the end of the month

Economists' note : There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

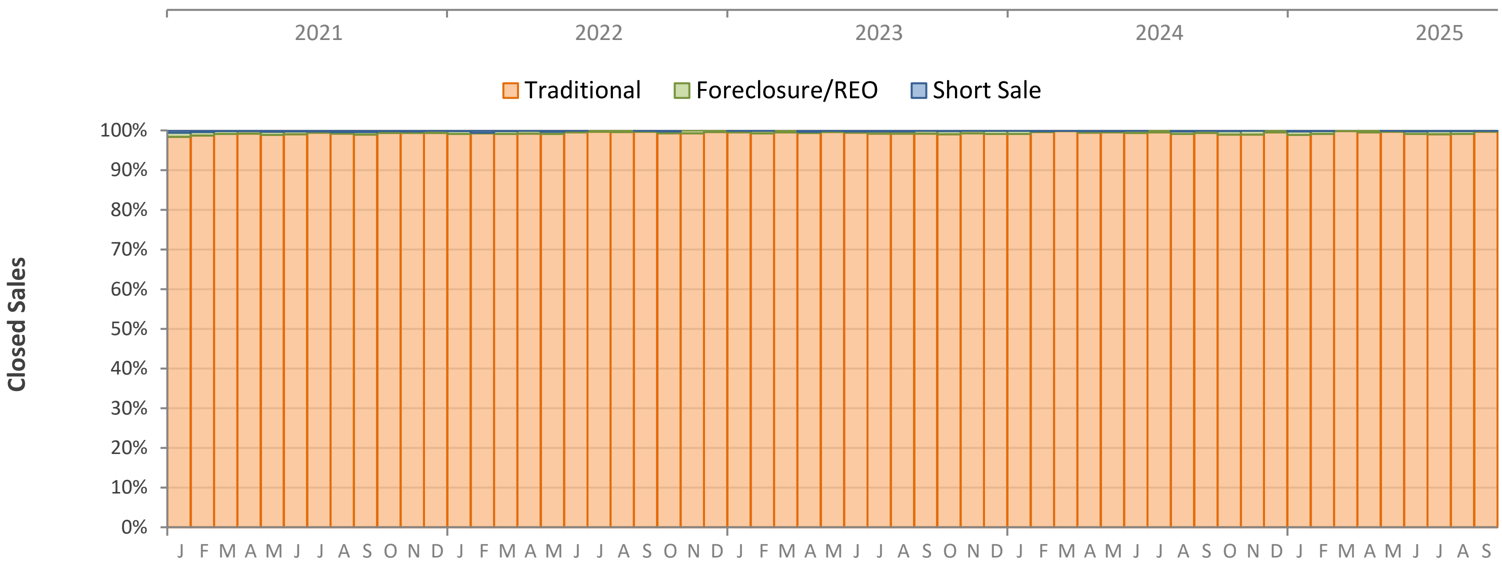
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than $50,000	9	350.0%
$50,000 - $99,999	17	41.7%
$100,000 - $149,999	48	20.0%
$150,000 - $199,999	51	-16.4%
$200,000 - $249,999	107	39.0%
$250,000 - $299,999	178	7.2%
$300,000 - $399,999	436	32.1%
$400,000 - $599,999	1,202	2.0%
$600,000 - $999,999	1,511	-6.6%
$1,000,000 or more	2,017	4.0%

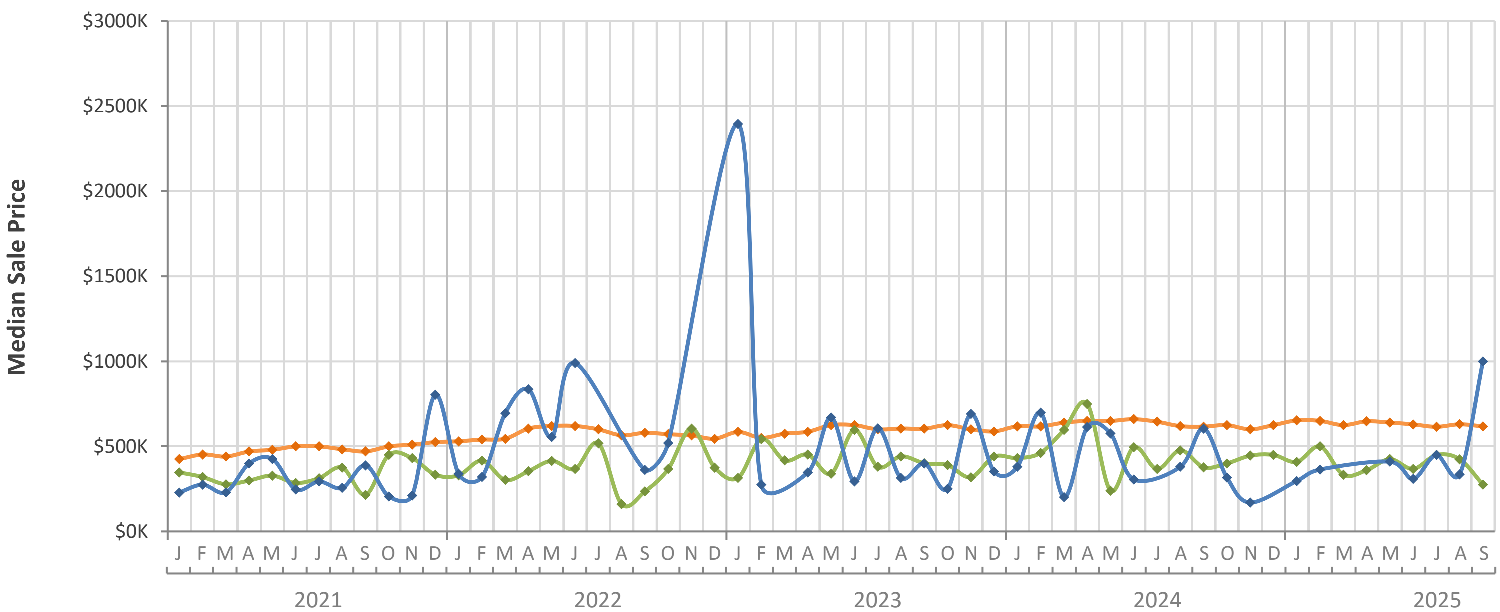


Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.
Data released on Thursday, October 23, 2025. Next data release is Thursday, November 20, 2025.

Monthly Distressed Market - September 2025
Single-Family Homes
Palm Beach County

		September 2025	September 2024	Percent Change Year-over-Year
Traditional	Closed Sales	1,159	926	25.2%
	Median Sale Price	$617,500	$616,250	0.2%
Foreclosure/REO	Closed Sales	3	5	-40.0%
	Median Sale Price	$275,000	$377,000	-27.1%
Short Sale	Closed Sales	1	1	0.0%
	Median Sale Price	$1,000,000	$605,000	65.3%





Produced by Florida Realtors® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.
Data released on Thursday, October 23, 2025. Next data release is Thursday, November 20, 2025.