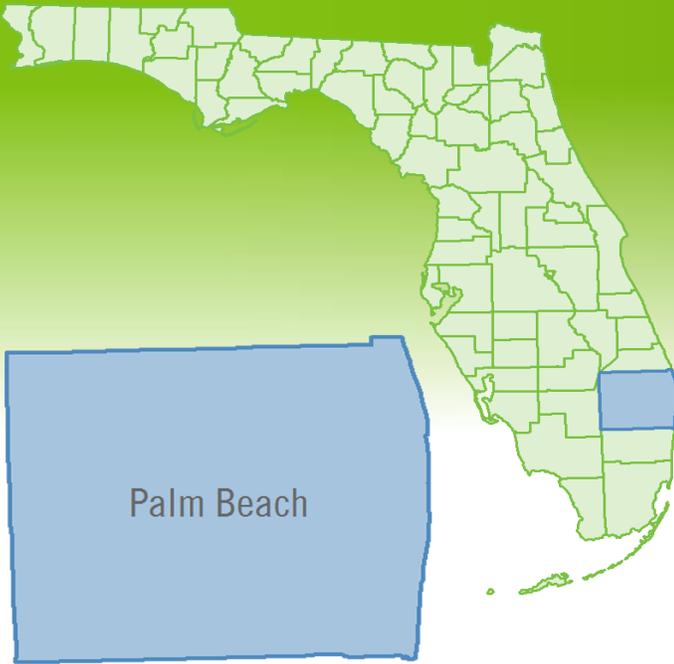


# Monthly Market Detail - February 2026

## Single-Family Homes

### Palm Beach County



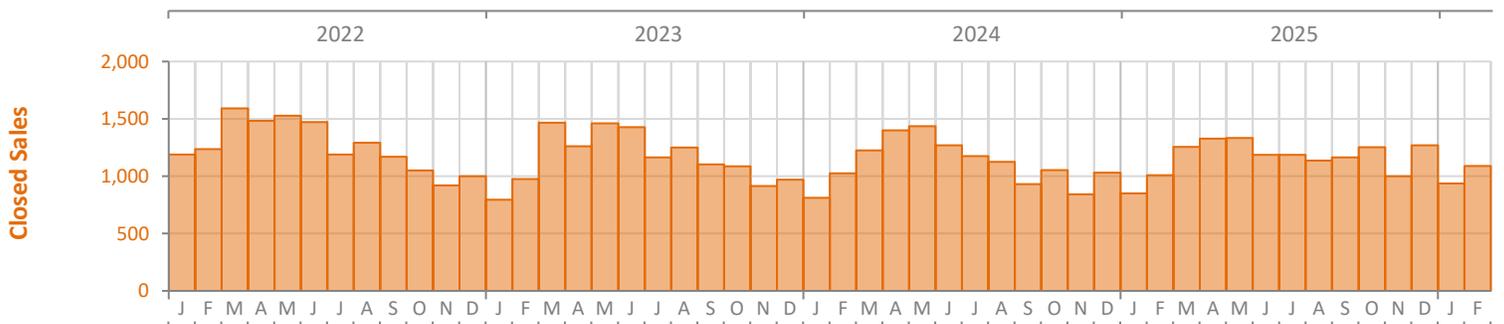
Summary Statistics	February 2026	February 2025	Percent Change Year-over-Year
Closed Sales	1,089	1,009	7.9%
Paid in Cash	512	450	13.8%
Median Sale Price	\$675,000	\$647,000	4.3%
Average Sale Price	\$1,453,078	\$1,264,860	14.9%
Dollar Volume	\$1.6 Billion	\$1.3 Billion	24.0%
Median Percent of Original List Price Received	94.4%	93.9%	0.5%
Median Time to Contract	53 Days	50 Days	6.0%
Median Time to Sale	91 Days	89 Days	2.2%
New Pending Sales	1,441	1,372	5.0%
New Listings	1,708	1,874	-8.9%
Pending Inventory	2,034	1,899	7.1%
Inventory (Active Listings)	5,749	6,292	-8.6%
Months Supply of Inventory	4.9	5.7	-14.0%

## 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	2,026	9.0%
<b>February 2026</b>	<b>1,089</b>	<b>7.9%</b>
January 2026	937	10.2%
December 2025	1,269	23.0%
November 2025	1,001	19.0%
October 2025	1,253	19.1%
September 2025	1,163	24.8%
August 2025	1,135	0.8%
July 2025	1,185	0.9%
June 2025	1,187	-6.4%
May 2025	1,334	-7.2%
April 2025	1,328	-5.1%
March 2025	1,255	2.4%
February 2025	1,009	-1.7%



# Monthly Market Detail - February 2026

## 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	982	14.5%
<b>February 2026</b>	<b>512</b>	<b>13.8%</b>
January 2026	470	15.2%
December 2025	525	17.2%
November 2025	414	29.8%
October 2025	510	18.9%
September 2025	507	31.0%
August 2025	439	-5.0%
July 2025	443	-7.7%
June 2025	486	-11.2%
May 2025	572	-13.7%
April 2025	568	-16.8%
March 2025	554	-0.7%
February 2025	450	-7.2%

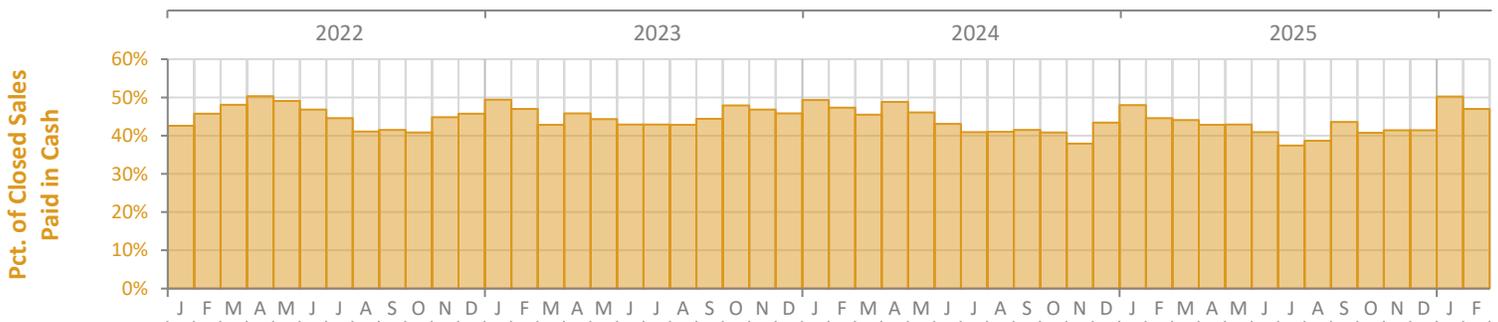


## Cash Sales as a Percentage of Closed Sales

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	48.5%	5.0%
<b>February 2026</b>	<b>47.0%</b>	<b>5.4%</b>
January 2026	50.2%	4.6%
December 2025	41.4%	-4.6%
November 2025	41.4%	9.2%
October 2025	40.7%	-0.2%
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%	-6.9%
April 2025	42.8%	-12.3%
March 2025	44.1%	-3.1%
February 2025	44.6%	-5.7%



# Monthly Market Detail - February 2026

## Single-Family Homes

### Palm Beach County

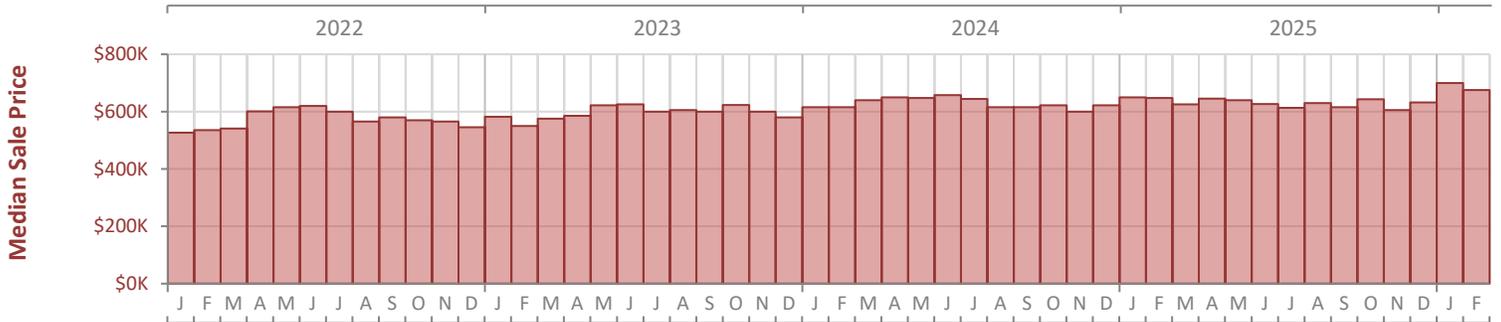


## Median Sale Price

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	\$678,750	5.2%
<b>February 2026</b>	<b>\$675,000</b>	<b>4.3%</b>
January 2026	\$700,000	7.7%
December 2025	\$632,500	1.6%
November 2025	\$605,000	0.8%
October 2025	\$643,000	3.5%
September 2025	\$615,000	0.0%
August 2025	\$630,000	2.4%
July 2025	\$613,250	-4.8%
June 2025	\$626,000	-4.8%
May 2025	\$640,000	-1.2%
April 2025	\$645,000	-0.8%
March 2025	\$625,000	-2.3%
February 2025	\$647,000	5.2%



## 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	\$1,478,337	10.7%
<b>February 2026</b>	<b>\$1,453,078</b>	<b>14.9%</b>
January 2026	\$1,507,693	6.2%
December 2025	\$1,353,599	26.9%
November 2025	\$996,884	-7.4%
October 2025	\$1,165,745	11.6%
September 2025	\$1,064,661	6.1%
August 2025	\$958,595	-1.1%
July 2025	\$985,401	-10.4%
June 2025	\$1,137,329	-0.1%
May 2025	\$1,391,447	9.6%
April 2025	\$1,213,723	4.4%
March 2025	\$1,048,605	-12.4%
February 2025	\$1,264,860	22.6%



# Monthly Market Detail - February 2026

## Single-Family Homes

### Palm Beach County

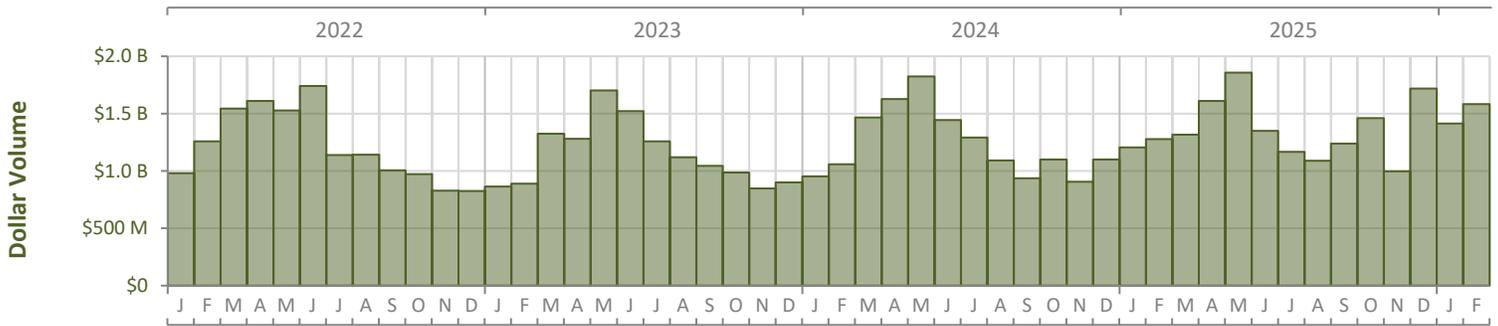


## Dollar Volume

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	\$3.0 Billion	20.6%
<b>February 2026</b>	<b>\$1.6 Billion</b>	<b>24.0%</b>
January 2026	\$1.4 Billion	17.1%
December 2025	\$1.7 Billion	56.1%
November 2025	\$997.9 Million	10.2%
October 2025	\$1.5 Billion	32.9%
September 2025	\$1.2 Billion	32.4%
August 2025	\$1.1 Billion	-0.3%
July 2025	\$1.2 Billion	-9.5%
June 2025	\$1.4 Billion	-6.5%
May 2025	\$1.9 Billion	1.8%
April 2025	\$1.6 Billion	-1.0%
March 2025	\$1.3 Billion	-10.3%
February 2025	\$1.3 Billion	20.6%

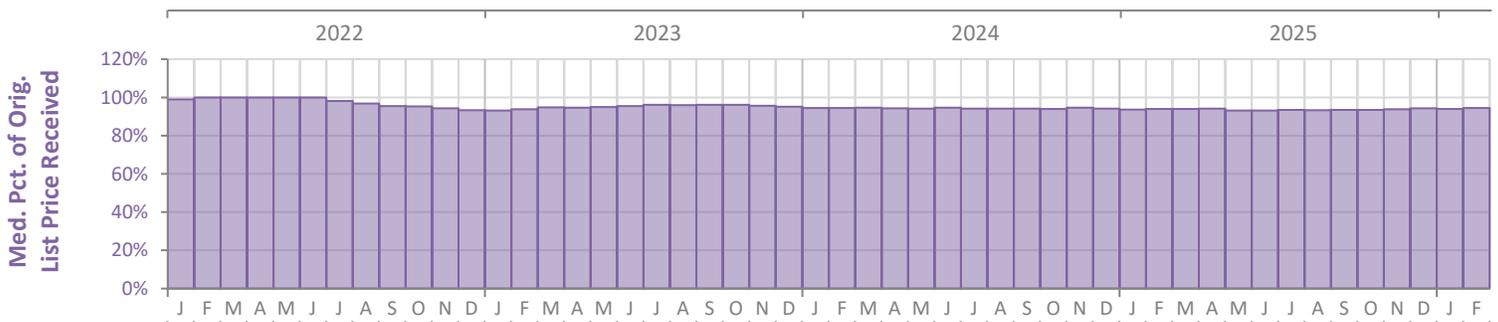


## Median Percent of Original List Price Received

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	94.1%	0.4%
<b>February 2026</b>	<b>94.4%</b>	<b>0.5%</b>
January 2026	94.0%	0.4%
December 2025	94.3%	0.1%
November 2025	93.8%	-0.8%
October 2025	93.5%	-0.5%
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%

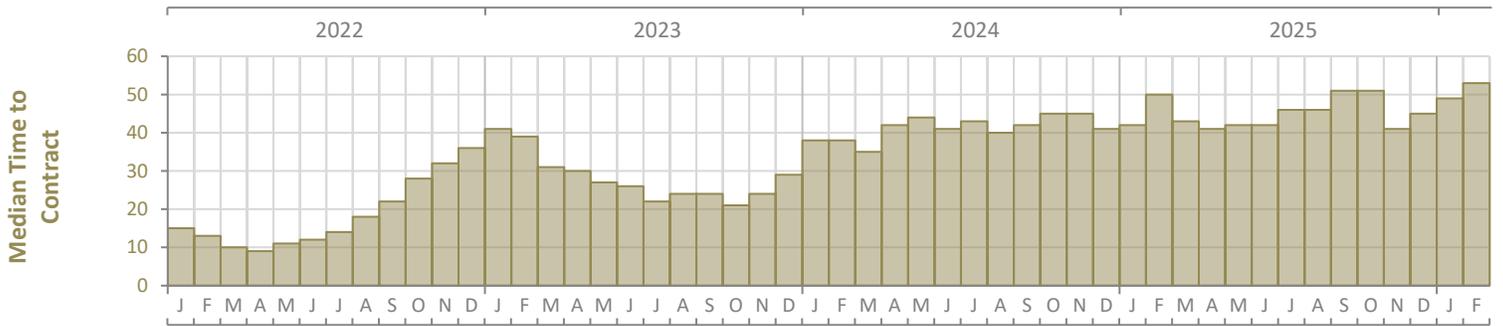


## Median Time to Contract

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	54 Days	10.2%
<b>February 2026</b>	<b>53 Days</b>	<b>6.0%</b>
January 2026	49 Days	16.7%
December 2025	45 Days	9.8%
November 2025	41 Days	-8.9%
October 2025	51 Days	13.3%
September 2025	51 Days	21.4%
August 2025	46 Days	15.0%
July 2025	46 Days	7.0%
June 2025	42 Days	2.4%
May 2025	42 Days	-4.5%
April 2025	41 Days	-2.4%
March 2025	43 Days	22.9%
February 2025	50 Days	31.6%

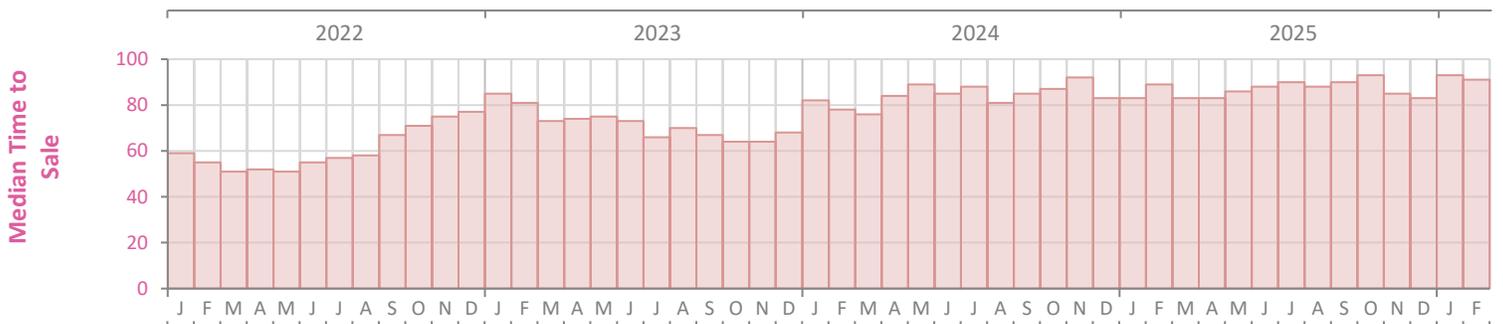


## Median Time to Sale

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	95 Days	6.7%
<b>February 2026</b>	<b>91 Days</b>	<b>2.2%</b>
January 2026	93 Days	12.0%
December 2025	83 Days	0.0%
November 2025	85 Days	-7.6%
October 2025	93 Days	6.9%
September 2025	90 Days	5.9%
August 2025	88 Days	8.6%
July 2025	90 Days	2.3%
June 2025	88 Days	3.5%
May 2025	86 Days	-3.4%
April 2025	83 Days	-1.2%
March 2025	83 Days	9.2%
February 2025	89 Days	14.1%

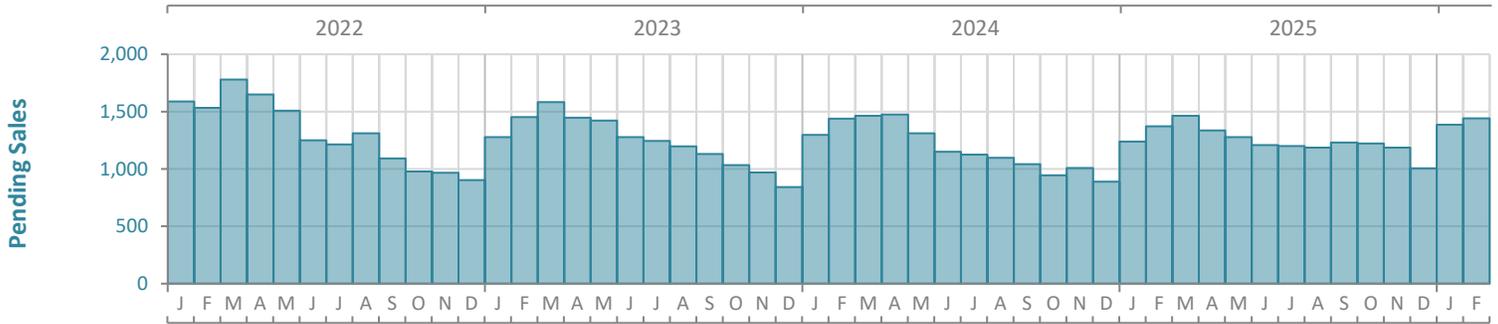


## New Pending Sales

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	2,827	8.2%
<b>February 2026</b>	<b>1,441</b>	<b>5.0%</b>
January 2026	1,386	11.8%
December 2025	1,007	13.4%
November 2025	1,186	17.7%
October 2025	1,223	29.3%
September 2025	1,230	18.2%
August 2025	1,187	8.3%
July 2025	1,199	6.7%
June 2025	1,208	5.1%
May 2025	1,278	-2.6%
April 2025	1,336	-9.4%
March 2025	1,464	0.1%
February 2025	1,372	-4.6%



## 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	3,979	1.8%
<b>February 2026</b>	<b>1,708</b>	<b>-8.9%</b>
January 2026	2,271	11.7%
December 2025	1,283	-0.9%
November 2025	1,476	-1.5%
October 2025	1,796	20.3%
September 2025	1,523	1.9%
August 2025	1,469	-7.9%
July 2025	1,510	-1.0%
June 2025	1,637	4.7%
May 2025	1,753	2.0%
April 2025	1,839	5.1%
March 2025	2,047	15.2%
February 2025	1,874	-0.2%



# Monthly Market Detail - February 2026

## Single-Family Homes

### Palm Beach County

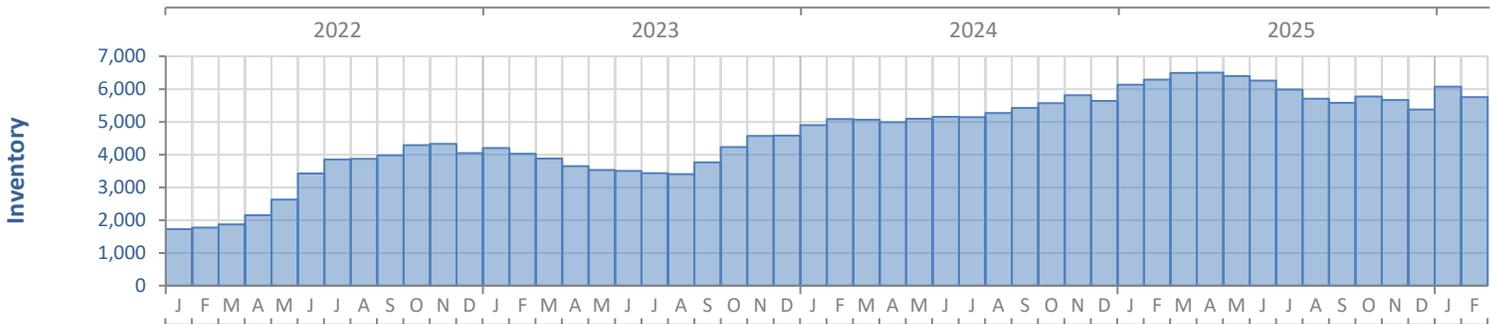


## Inventory (Active Listings)

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)	5,911	-4.9%
<b>February 2026</b>	<b>5,749</b>	<b>-8.6%</b>
January 2026	6,073	-1.0%
December 2025	5,370	-4.7%
November 2025	5,664	-2.5%
October 2025	5,770	3.6%
September 2025	5,576	2.8%
August 2025	5,702	8.2%
July 2025	5,986	16.3%
June 2025	6,259	21.6%
May 2025	6,391	25.4%
April 2025	6,503	30.3%
March 2025	6,487	28.0%
February 2025	6,292	23.9%

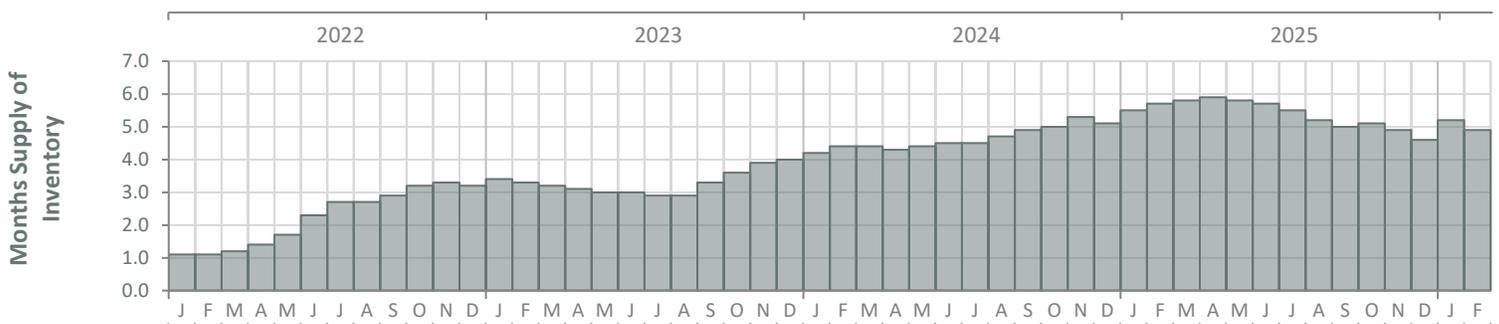


## Months Supply of Inventory

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)	5.1	-8.9%
<b>February 2026</b>	<b>4.9</b>	<b>-14.0%</b>
January 2026	5.2	-5.5%
December 2025	4.6	-9.8%
November 2025	4.9	-7.5%
October 2025	5.1	2.0%
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	37.2%
March 2025	5.8	31.8%
February 2025	5.7	29.5%



# Monthly Market Detail - February 2026

## Single-Family Homes

### Palm Beach County



## 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 \$200,000	28	21.7%
\$200,000 - \$299,999	62	19.2%
\$300,000 - \$399,999	109	21.1%
\$400,000 - \$499,999	129	-2.3%
\$500,000 - \$599,999	135	-3.6%
\$600,000 - \$699,999	115	-5.7%
\$700,000 - \$799,999	86	13.2%
\$800,000 - \$899,999	68	3.0%
\$900,000 - \$999,999	40	0.0%
\$1,000,000 or more	317	18.3%



## Million Dollar Spotlight

Closed Sales by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Closed Sales	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	67	1.5%
\$1,250,000 - \$1,499,999	42	-10.6%
\$1,500,000 - \$1,999,999	60	33.3%
\$2,000,000 - \$2,999,999	50	8.7%
\$3,000,000 - \$4,999,999	41	64.0%
\$5,000,000 - \$9,999,999	37	54.2%
\$10,000,000 or more	20	33.3%

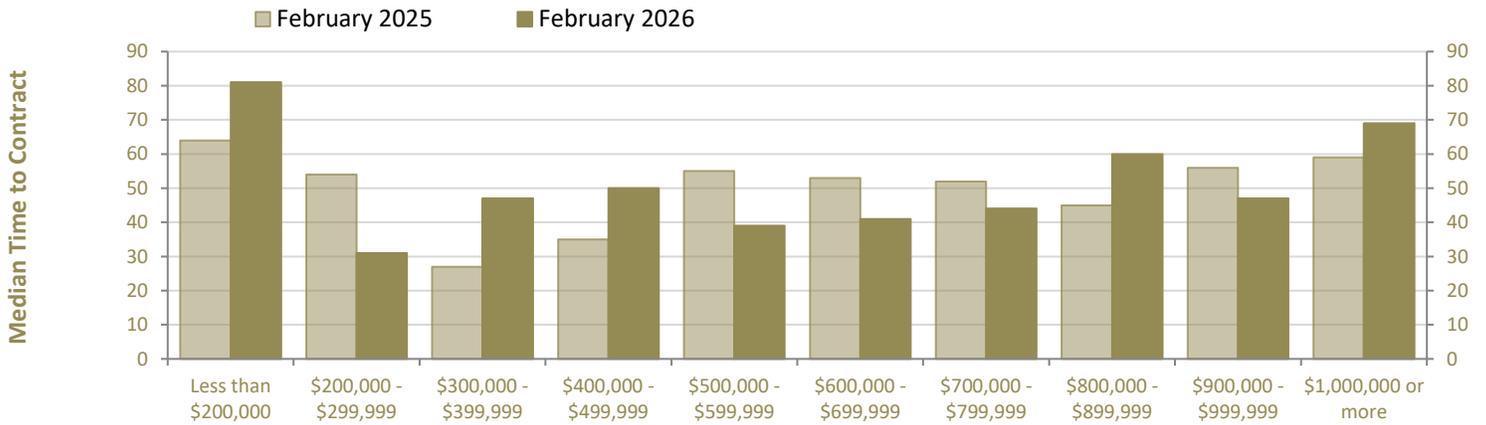


## Median Time to Contract by Sale Price

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.

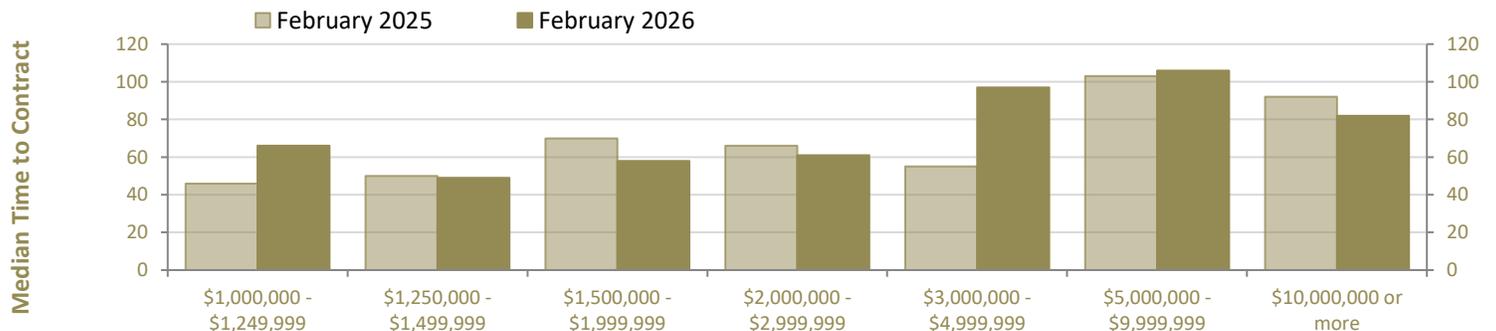
Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$200,000	81 Days	26.6%
\$200,000 - \$299,999	31 Days	-42.6%
\$300,000 - \$399,999	47 Days	74.1%
\$400,000 - \$499,999	50 Days	42.9%
\$500,000 - \$599,999	39 Days	-29.1%
\$600,000 - \$699,999	41 Days	-22.6%
\$700,000 - \$799,999	44 Days	-15.4%
\$800,000 - \$899,999	60 Days	33.3%
\$900,000 - \$999,999	47 Days	-16.1%
\$1,000,000 or more	69 Days	16.9%



## Million Dollar Spotlight

Median Time to Contract by Sale Price for properties selling for \$1,000,000 or more

Sale Price	Median Time to Contract	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	66 Days	43.5%
\$1,250,000 - \$1,499,999	49 Days	-2.0%
\$1,500,000 - \$1,999,999	58 Days	-17.1%
\$2,000,000 - \$2,999,999	61 Days	-7.6%
\$3,000,000 - \$4,999,999	97 Days	76.4%
\$5,000,000 - \$9,999,999	106 Days	2.9%
\$10,000,000 or more	82 Days	-10.9%



## 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.

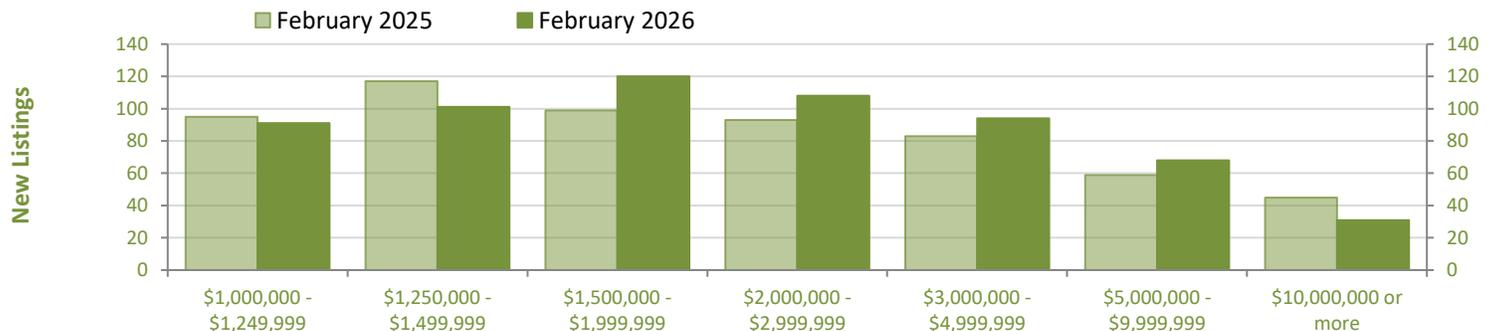
Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$200,000	38	-7.3%
\$200,000 - \$299,999	78	-3.7%
\$300,000 - \$399,999	105	-24.5%
\$400,000 - \$499,999	209	-4.6%
\$500,000 - \$599,999	198	-18.5%
\$600,000 - \$699,999	177	-4.8%
\$700,000 - \$799,999	143	-25.5%
\$800,000 - \$899,999	86	-23.9%
\$900,000 - \$999,999	61	-11.6%
\$1,000,000 or more	613	3.7%



## Million Dollar Spotlight

New Listings by Initial Listing Price for properties listed for \$1,000,000 or more

Initial Listing Price	New Listings	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	91	-4.2%
\$1,250,000 - \$1,499,999	101	-13.7%
\$1,500,000 - \$1,999,999	120	21.2%
\$2,000,000 - \$2,999,999	108	16.1%
\$3,000,000 - \$4,999,999	94	13.3%
\$5,000,000 - \$9,999,999	68	15.3%
\$10,000,000 or more	31	-31.1%



# Monthly Market Detail - February 2026

## Single-Family Homes

### Palm Beach County

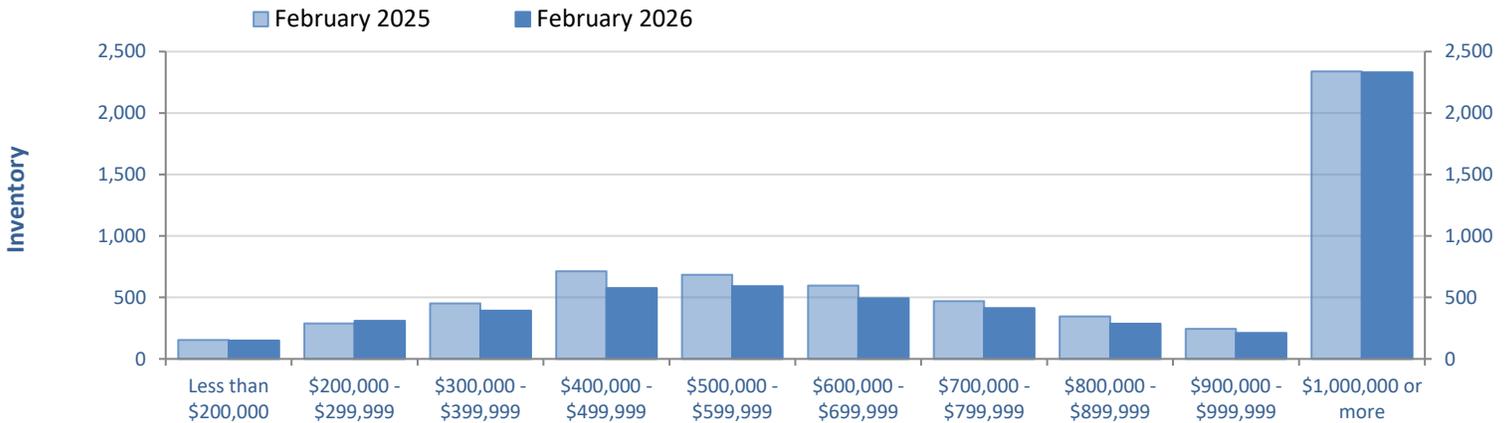


## Inventory by Current Listing Price

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.

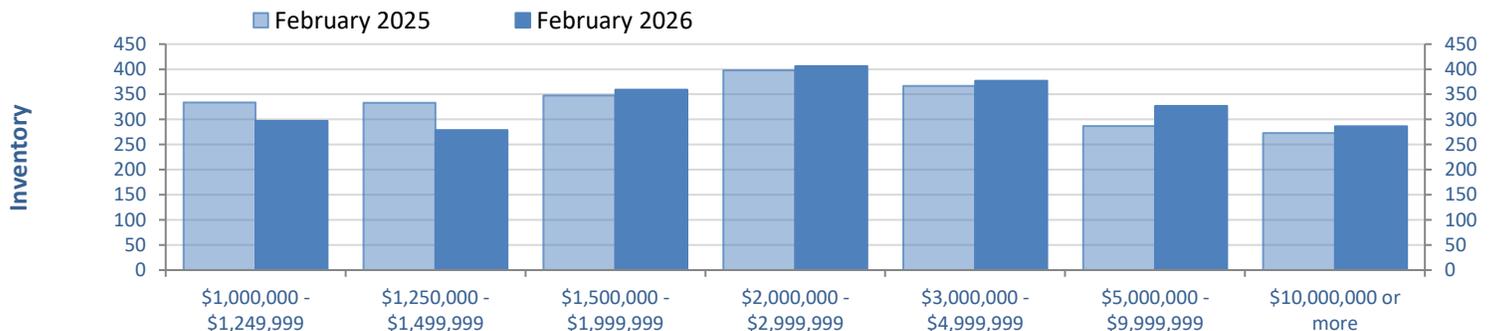
Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$200,000	148	-3.9%
\$200,000 - \$299,999	309	7.3%
\$300,000 - \$399,999	392	-13.5%
\$400,000 - \$499,999	575	-19.4%
\$500,000 - \$599,999	591	-13.6%
\$600,000 - \$699,999	493	-17.4%
\$700,000 - \$799,999	414	-12.1%
\$800,000 - \$899,999	286	-17.6%
\$900,000 - \$999,999	210	-14.3%
\$1,000,000 or more	2,331	-0.4%



## Million Dollar Spotlight

Inventory by Current Listing Price for properties listed for \$1,000,000 or more

Current Listing Price	Inventory	Percent Change Year-over-Year
\$1,000,000 - \$1,249,999	297	-11.1%
\$1,250,000 - \$1,499,999	279	-16.2%
\$1,500,000 - \$1,999,999	359	3.2%
\$2,000,000 - \$2,999,999	406	2.0%
\$3,000,000 - \$4,999,999	377	2.7%
\$5,000,000 - \$9,999,999	327	13.9%
\$10,000,000 or more	286	4.8%



# Monthly Distressed Market - February 2026

## Single-Family Homes

### Palm Beach County



		February 2026	February 2025	Percent Change Year-over-Year
Traditional	Closed Sales	1,087	1,000	8.7%
	Median Sale Price	\$675,000	\$650,000	3.8%
Foreclosure/REO	Closed Sales	1	7	-85.7%
	Median Sale Price	\$270,700	\$500,000	-45.9%
Short Sale	Closed Sales	1	2	-50.0%
	Median Sale Price	\$425,000	\$364,000	16.8%

