

corcoran

The Corcoran Report

1Q | 2026 | COASTAL PALM BEACHES & BARRIER ISLANDS



Neighborhoods

Jupiter Island to Singer Island

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$3.3M	\$1.2M	159	648
-28%	+8%	+2%	-9%

Town of Palm Beach

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$19.7M	\$2.3M	137	425
+18%	0%	+36%	-14%

West Palm Beach to Lake Worth Beach

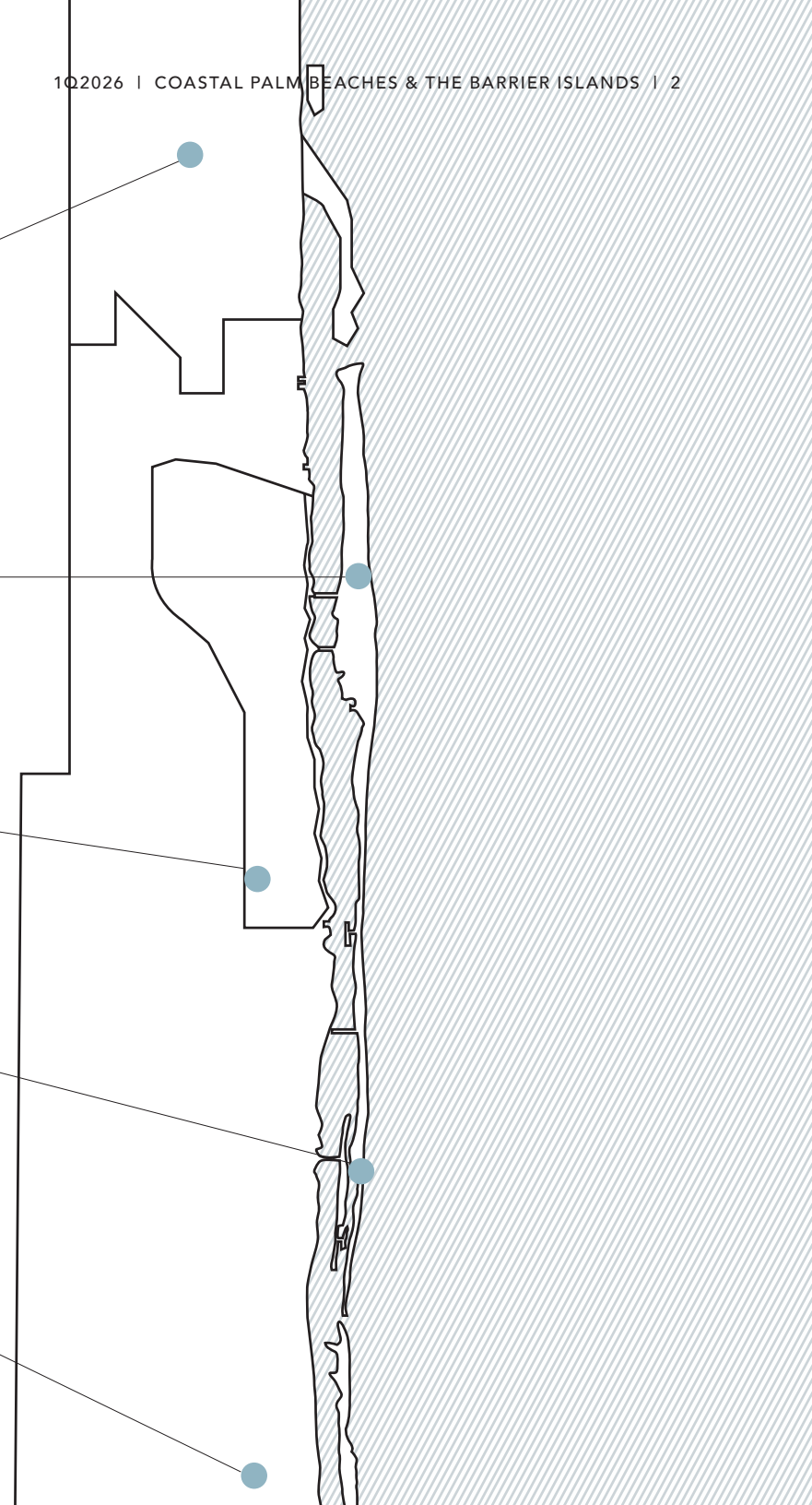
SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$2.0M	\$1.0M	249	593
+49%	-18%	+15%	-20%

Hypoluxo Island to Highland Beach

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$8.3M	\$1.2M	118	287
+9%	+8%	+36%	-22%

Delray Beach

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$3.4M	\$614K	90	241
+30%	+11%	+3%	-16%



115 Via La Selva | \$49,500,000 | Web# 101908473

Town of Palm Beach

- In First Quarter 2026, closed sales increased annually for both property types. Single-family home sales rose 19% year-over-year, and condo/co-op sales hit a five-year first quarter high of 99 closings, up 43%. The annual gain in single-family sales was driven by double-digit year-over-year percentage increases in the North End and Estate section closings, while In Town single-family sales fell versus last year.

- Condo/co-op pricing metrics diverged year-over-year. Average price remained level year-over-year, while median price rose 13% to a record-high of \$1.6M, thanks to a surge of luxury closings above \$5M.

- Single-family pricing figures varied this quarter. Median price fell by a slight 4% to \$13.3M, while average price jumped 18% to \$19.7M. The annual gain in average price this quarter was fueled by the top of the market. The number of closings above \$20M doubled and the number of sales over \$50M tripled year-over-year.

- As of the end of the quarter, condo/co-op active listings dropped 19% annually to 313 units, the third consecutive quarter with an annual percentage decline. Single-family inventory rose 6% year-over-year to 111 available homes, the fifth consecutive quarter with an annual gain.

Single Family

Sales

38

+19% YEAR OVER YEAR

Average Sales Price

\$19.7M

+18% YEAR OVER YEAR

Median Sales Price

\$13.3M

-4% YEAR OVER YEAR

Inventory

111

+6% YEAR OVER YEAR

Condo/Co-op

Sales

99

+43% YEAR OVER YEAR

Average Sales Price

\$2.3M

0% YEAR OVER YEAR

Median Sales Price

\$1.6M

+13% YEAR OVER YEAR

Inventory

313

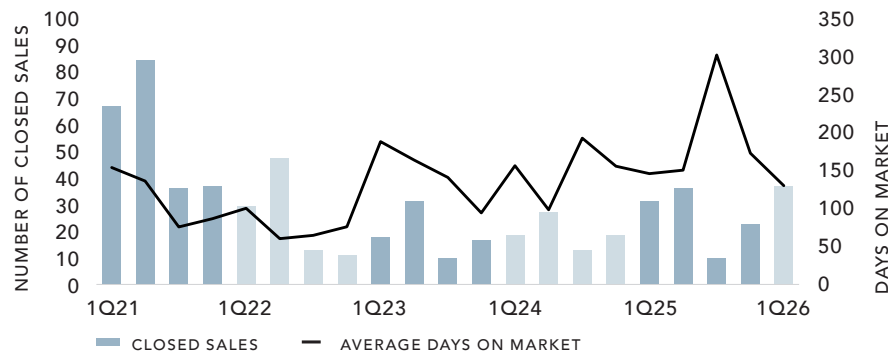
-19% YEAR OVER YEAR

Town of Palm Beach by Product Type

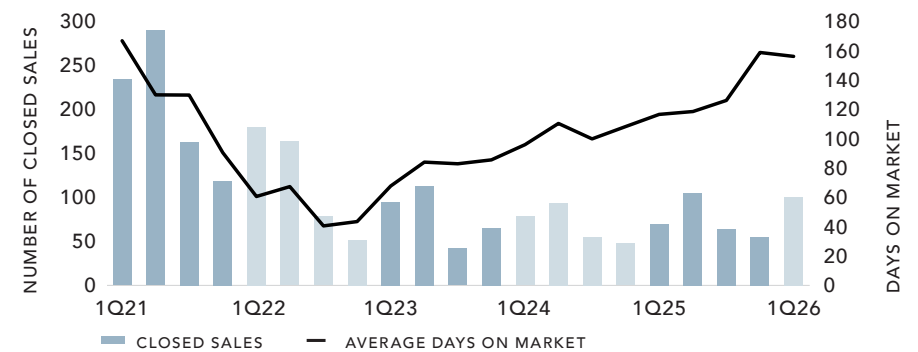
SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	38	23	+65%	32	+19%
SALES VOLUME	\$748M	\$374M	+100%	\$533M	+40%
DAYS ON MARKET	133	177	-25%	150	-11%
MEDIAN PRICE	\$13.3M	\$14.3M	-7%	\$13.9M	-4%
AVERAGE PRICE	\$19.7M	\$16.3M	+21%	\$16.7M	+18%
INVENTORY	111	100	+11%	105	+6%

CONDO/CO-OP	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	99	54	+83%	69	+43%
SALES VOLUME	\$229M	\$93M	+146%	\$160M	+43%
DAYS ON MARKET	144	154	-6%	117	+23%
MEDIAN PRICE	\$1.6M	\$1.2M	+33%	\$1.4M	+13%
AVERAGE PRICE	\$2.3M	\$1.7M	+34%	\$2.3M	0%
INVENTORY	313	290	+8%	388	-19%

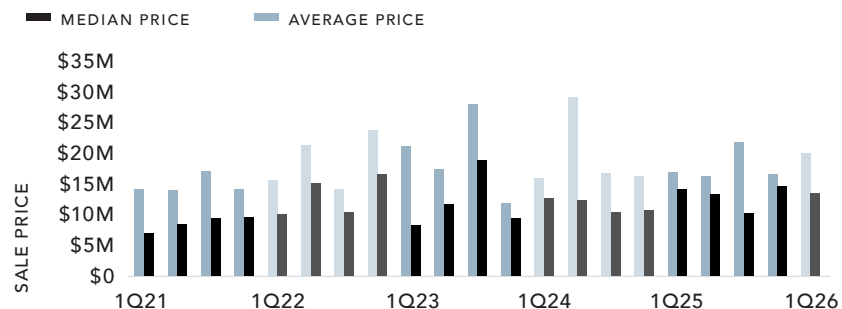
Single Family Closed Sales



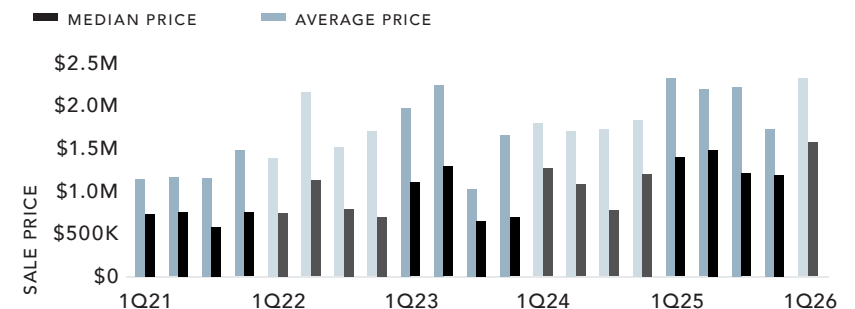
Condo/Co-Op Closed Sales



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	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	18	10	+80%	12	+50%
SALES VOLUME	\$333M	\$170M	+97%	\$190M	+75%
DAYS ON MARKET	122	194	-37%	145	-16%
MEDIAN PRICE	\$12.4M	\$11.1M	+12%	\$12.8M	-3%
AVERAGE PRICE	\$18.5M	\$17.0M	+9%	\$15.9M	+17%
INVENTORY	50	49	+2%	53	-6%

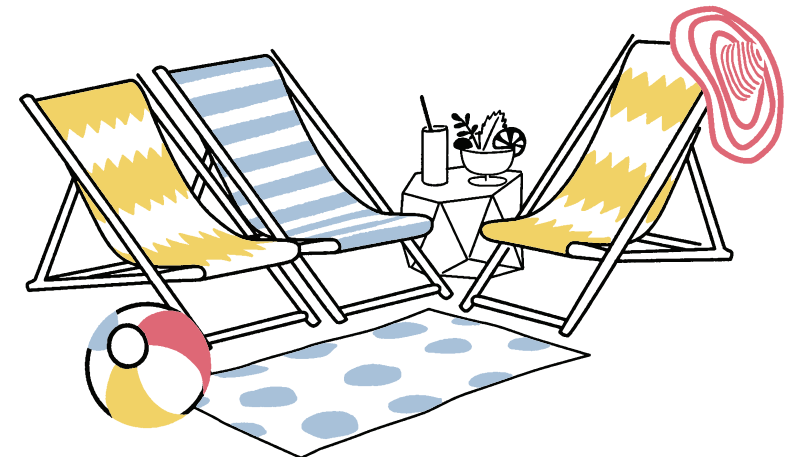
IN TOWN	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	11	12	-8%	12	-8%
SALES VOLUME	\$190M	\$187M	+1%	\$128M	+48%
DAYS ON MARKET	158	167	-6%	87	+80%
MEDIAN PRICE	\$11.8M	\$13.5M	-13%	\$11.6M	+2%
AVERAGE PRICE	\$17.2M	\$15.6M	+11%	\$10.7M	+61%
INVENTORY	33	24	+38%	34	-3%

ESTATE SECTION	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	9	1	800%	8	+13%
SALES VOLUME	\$225M	\$18M	+1,171%	\$214M	+5%
DAYS ON MARKET	133	130	+2%	231	-42%
MEDIAN PRICE	\$28.0M	\$17.7M	+58%	\$13.0M	+115%
AVERAGE PRICE	\$25.0M	\$17.7M	+41%	\$26.8M	-7%
INVENTORY	28	27	+4%	18	+56%

Condo/Co-Op by Neighborhood

IN TOWN	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	37	14	+164%	24	+54%
SALES VOLUME	\$136M	\$45M	+202%	\$103M	+32%
DAYS ON MARKET	148	182	-19%	134	+10%
MEDIAN PRICE	\$2.6M	\$2.8M	-8%	\$3.3M	-21%
AVERAGE PRICE	\$3.7M	\$3.2M	+14%	\$4.3M	-14%
INVENTORY	87	86	1%	102	-15%

SOUTH END	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	62	40	+55%	45	+38%
SALES VOLUME	\$94M	\$48M	+94%	\$57M	+64%
DAYS ON MARKET	141	142	-1%	108	+31%
MEDIAN PRICE	\$1.3M	\$600K	+109%	\$812K	+54%
AVERAGE PRICE	\$1.5M	\$1.2M	+25%	\$1.3M	+19%
INVENTORY	226	204	+11%	286	-21%



245 S Beach Road | \$36,500,000 | Web# 101692587

Jupiter Island to Singer Island

- In the Jupiter Island to Singer Island submarket, closed sales were mixed amongst product types. Single-family home sales climbed 19% annually while condo/co-op sales dropped 6% year-over-year.

- Condo/co-op pricing metrics posted year-over-year gains in First Quarter 2026. Average price rose 8% to \$1.2M and median price climbed to a first-quarter high, up 38% to \$943K. The annual increase in pricing was a result of a roughly 15% gain in the market share of closings above \$1M this quarter compared to the same period a year ago.

- Single-family pricing metrics varied this quarter. Median price climbed 34% year-over-year to \$1.8M, while average price declined 28% to \$3.3M. The year-over-year drop in average price was driven by fewer ultra luxury sales, with only one closing above \$15M this quarter versus four such transactions last year.

- Jupiter Island to Singer Island listed inventory declined for both product types, the first annual decline following nine consecutive quarters of year-over-year growth. Condo/co-op inventory fell 6% year-over-year to 528 active listings and single-family supply dropped 17% to 120 available homes as of the end of the quarter.

Single Family

Sales

57

+19% YEAR OVER YEAR

Average Sales Price

\$3.3M

-28% YEAR OVER YEAR

Median Sales Price

\$1.8M

+34% YEAR OVER YEAR

Inventory

120

-17% YEAR OVER YEAR

Condo/Co-op

Sales

102

-6% YEAR OVER YEAR

Average Sales Price

\$1.2M

+8% YEAR OVER YEAR

Median Sales Price

\$943K

+38% YEAR OVER YEAR

Inventory

528

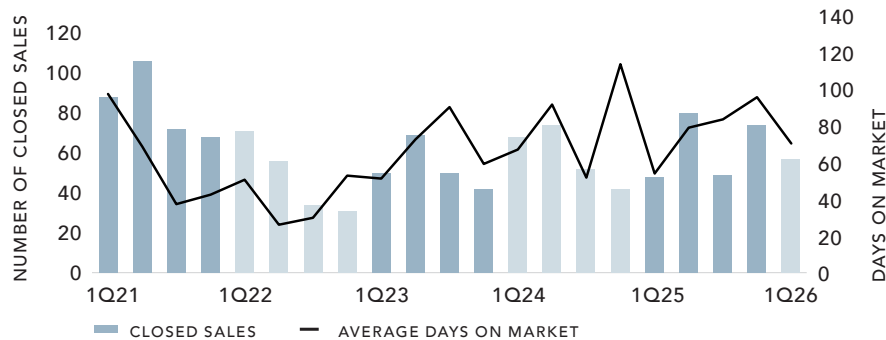
-6% YEAR OVER YEAR

Jupiter Island to Singer Island by Product Type

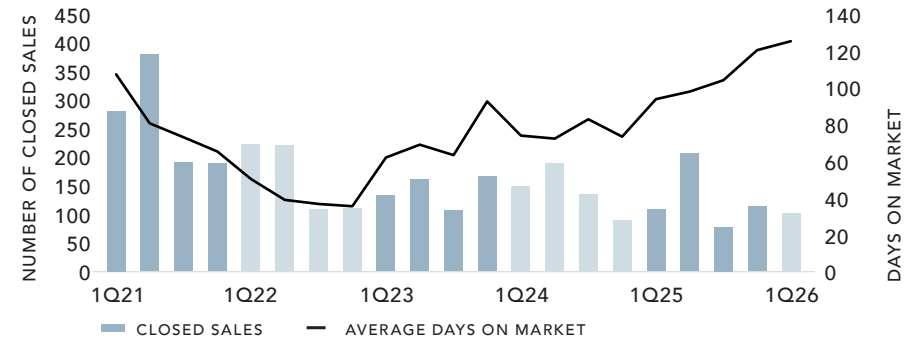
SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	57	74	-23%	48	+19%
SALES VOLUME	\$188M	\$356M	-47%	\$221M	-15%
DAYS ON MARKET	75	103	-26%	58	+30%
MEDIAN PRICE	\$1.8M	\$1.7M	+7%	\$1.3M	+34%
AVERAGE PRICE	\$3.3M	\$4.8M	-32%	\$4.6M	-28%
INVENTORY	120	117	+3%	145	-17%

CONDO/CO-OP	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	102	114	-11%	108	-6%
SALES VOLUME	\$124M	\$134M	-7%	\$121M	+2%
DAYS ON MARKET	106	126	-16%	99	+7%
MEDIAN PRICE	\$943K	\$834K	+13%	\$683K	+38%
AVERAGE PRICE	\$1.2M	\$1.2M	+4%	\$1.1M	+8%
INVENTORY	528	475	+11%	564	-6%

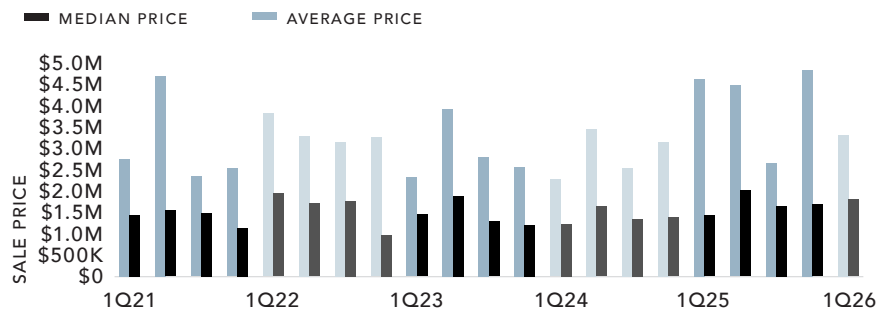
Single Family Closed Sales



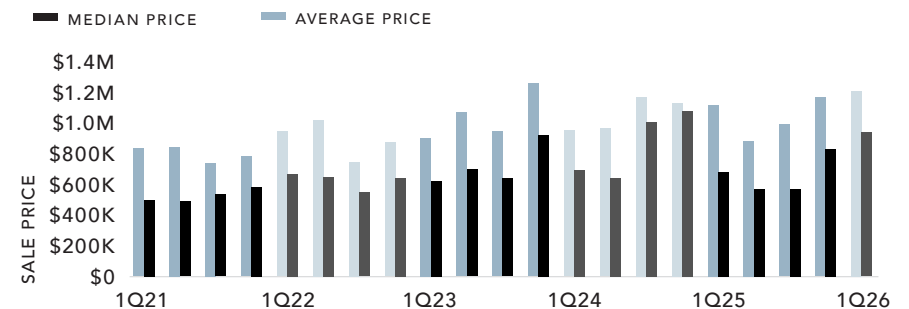
Condo/Co-Op Closed Sales



Single Family Median and Average Price



Condo/Co-Op Median and Average Price



528 32nd Street | \$1,550,000 | Web# 99150820

West Palm Beach to Lake Worth Beach

• In the area from West Palm Beach to Lake Worth, both product types posted annual upticks in closings for the third consecutive quarter. Single-family home sales jumped 21%, and condo/co-op transactions increased 5% year-over-year. This was the highest total number of single-family and condo/co-op closings for any first quarter since 2022.

• Single-family price figures ballooned year-over-year. Median price climbed 20% to \$990K, and average price jumped 49% to \$2.0M, both reaching record high levels. The luxury market propelled the annual gains in pricing this quarter, evidenced by four times the number of closings above \$5M versus a year ago, including five sales above \$10M. By comparison, there were no sales above \$10M in First Quarter 2025.

• Condo/co-op pricing statistics were mixed this quarter. Median price was flat year-over-year. However, average price dropped 18% to \$1.0M, fueled by a decline in the number of sales above \$2M. Additionally, last year's figure was skewed higher due to a \$14.9M waterfront closing at The Bristol.

• At the end of March, single-family listed inventory dropped 23% year-over-year, and condo/co-op listings fell 17% annually. Despite the annual decline, single-family and condo/co-op inventory have each remained above 250 active listings for two-and-a-half years.

Single Family

Sales

153

+21% YEAR OVER YEAR

Average Sales Price

\$2.0M

+49% YEAR OVER YEAR

Median Sales Price

\$990K

+20% YEAR OVER YEAR

Inventory

306

-17% YEAR OVER YEAR

Condo/Co-op

Sales

96

+5% YEAR OVER YEAR

Average Sales Price

\$1.0M

-18% YEAR OVER YEAR

Median Sales Price

\$575K

0% YEAR OVER YEAR

Inventory

287

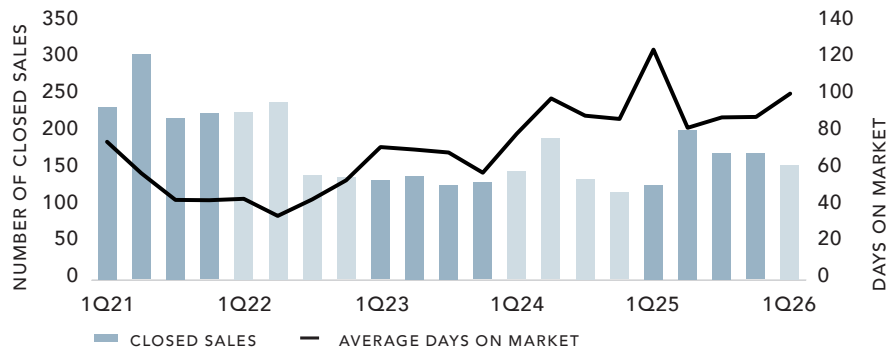
-23% YEAR OVER YEAR

West Palm Beach to Lake Worth Beach by Product Type

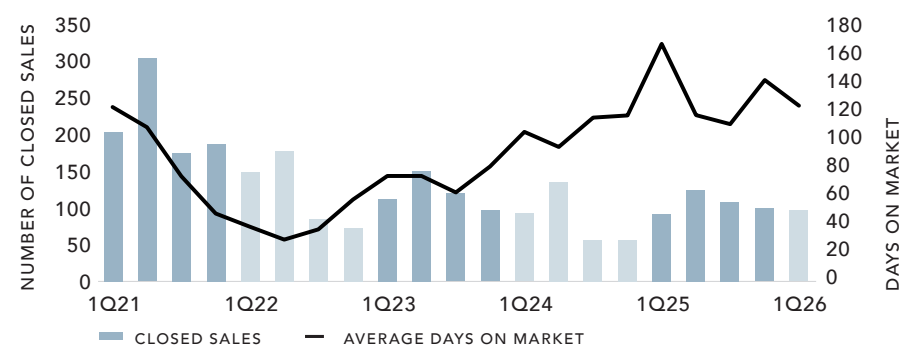
SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	153	168	-9%	126	+21%
SALES VOLUME	\$309M	\$222M	+39%	\$171M	+81%
DAYS ON MARKET	99	87	+14%	123	-19%
MEDIAN PRICE	\$990K	\$658K	+50%	\$825K	+20%
AVERAGE PRICE	\$2.0M	\$1.3M	+53%	\$1.4M	+49%
INVENTORY	306	293	+4%	369	-17%

CONDO/CO-OP	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	96	99	-3%	91	+5%
SALES VOLUME	\$98M	\$113M	-13%	\$114M	-14%
DAYS ON MARKET	123	141	-13%	166	-26%
MEDIAN PRICE	\$575K	\$462K	+24%	\$575K	0%
AVERAGE PRICE	\$1.0M	\$1.1M	-10%	\$1.3M	-18%
INVENTORY	287	272	+6%	375	-23%

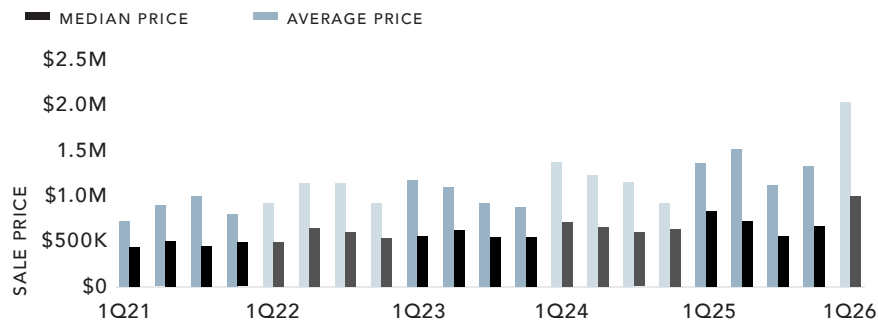
Single Family Closed Sales



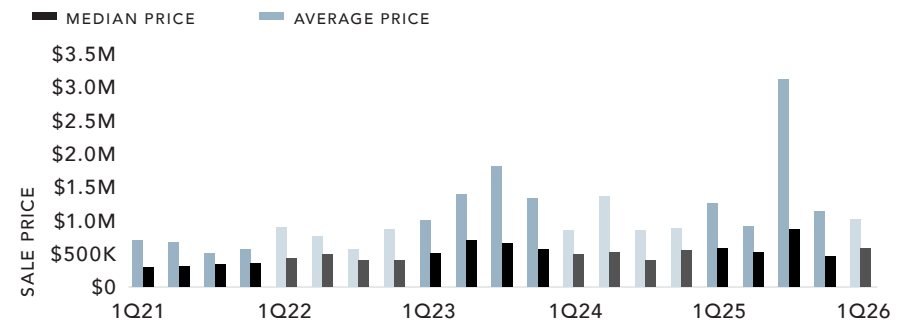
Condo/Co-Op Closed Sales



Single Family Median and Average Price



Condo/Co-Op Median and Average Price





450 Banyan Road | \$7,990,000 | Web# 03882509

Hypoluxo Island to Highland Beach

• In the region spanning from Hypoluxo Island to Highland Beach, both product types posted double-digit annual gains in closed sales. Single-family closings surged 86% year-over-year, and condo/co-op sales rose 18%. Notably, single-family sales at the high-end above \$5M doubled year-over-year.

• In First Quarter 2026, single-family price figures increased year-over-year. Median price jumped 18% to \$4.1M, and average price rose 9% to \$8.3M. The rise in pricing metrics was supported by deal activity above \$5M but also two notable waterfront ultra-luxury sales this quarter that each sold for over \$50M. Looking back at First Quarter 2025, there were no single-family sales above \$50M.

• Condo/co-op pricing metrics diverged this quarter. Median price dropped 10% year-over-year to \$995K, while average price rose 8% to \$1.2M. Average price increased year-over-year due to a doubling in the number of sales over \$5M.

• As of the end of the quarter, listed inventory dropped for both product types. Condo/co-op active inventory declined 24% year-over-year to 210 listings and single-family inventory fell 14% annually to 77 available homes.

Single Family

Sales

41

+86% YEAR OVER YEAR

Average Sales Price

\$8.3M

+9% YEAR OVER YEAR

Median Sales Price

\$4.1M

+18% YEAR OVER YEAR

Inventory

77

-14% YEAR OVER YEAR

Condo/Co-op

Sales

77

+18% YEAR OVER YEAR

Average Sales Price

\$1.2M

+8% YEAR OVER YEAR

Median Sales Price

\$995K

-10% YEAR OVER YEAR

Inventory

210

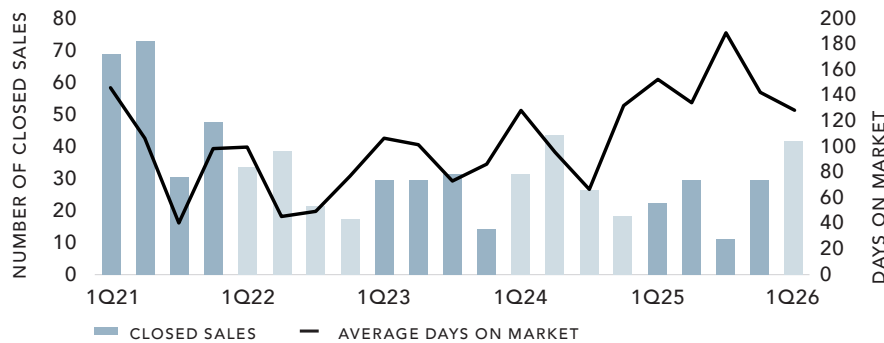
-24% YEAR OVER YEAR

Hypoluxo Island to Highland Beach by Product Type

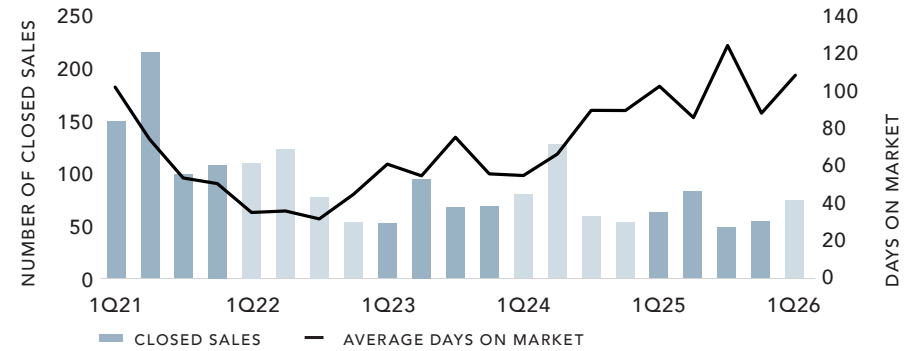
SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	41	29	+41%	22	+86%
SALES VOLUME	\$342M	\$267M	+28%	\$168M	+104%
DAYS ON MARKET	127	140	-10%	150	-16%
MEDIAN PRICE	\$4.1M	\$3.3M	+27%	\$3.5M	+18%
AVERAGE PRICE	\$8.3M	\$9.2M	-10%	\$7.6M	+9%
INVENTORY	77	79	-3%	90	-14%

CONDO/CO-OP	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	77	56	+38%	65	+18%
SALES VOLUME	\$95M	\$67M	+40%	\$74M	+28%
DAYS ON MARKET	128	104	+23%	121	+6%
MEDIAN PRICE	\$995K	\$1.0M	-3%	\$1.1M	-10%
AVERAGE PRICE	\$1.2M	\$1.2M	+2%	\$1.1M	+8%
INVENTORY	210	235	-11%	277	-24%

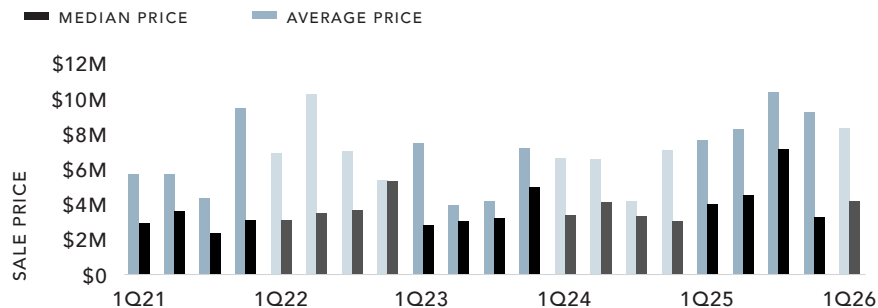
Single Family Closed Sales



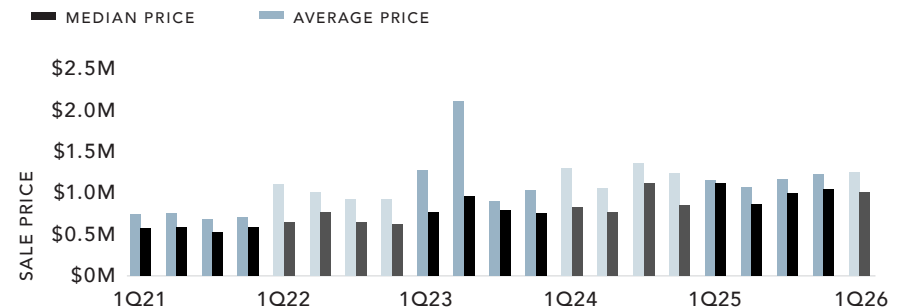
Condo/Co-Op Closed Sales



Single Family Median and Average Price



Condo/Co-Op Median and Average Price



1041 Seaspray Avenue | \$10,750,000 | Web# 104819737

Delray Beach

- Delray Beach closed sales diverged by product types this quarter. Single-family home sales climbed 15% annually while condo/co-op sales dropped 23% year-over-year.

- Single-family pricing metrics skyrocketed year-over-year this quarter, with average price up 30% and median price increasing 47%. Closings over \$5M nearly tripled year-over-year, driving the annual gain, while a sale for over \$19M this quarter also boosted price statistics.

- Condo/co-op pricing metrics increased year-over-year in First Quarter 2026. Median price rose a slight 1% year-over-year to \$458K and average price increased 11% to \$614K. Pricing metrics rose this quarter due to a 10% drop in the share of closings under \$1M coupled with a 10% increase in the share of sales above \$1M versus 2025.

- Delray Beach listed inventory fell annually for both product types. Condo/co-op inventory declined 5% year-over-year to 78 active listings and single-family inventory dropped 21% to 163 listings as of the end of the quarter.

Single Family

Sales

70

+15% YEAR OVER YEAR

Average Sales Price

\$3.4M

+30% YEAR OVER YEAR

Median Sales Price

\$2.7M

+47% YEAR OVER YEAR

Inventory

163

-21% YEAR OVER YEAR

Condo/Co-op

Sales

20

-23% YEAR OVER YEAR

Average Sales Price

\$614K

+11% YEAR OVER YEAR

Median Sales Price

\$458K

+1% YEAR OVER YEAR

Inventory

78

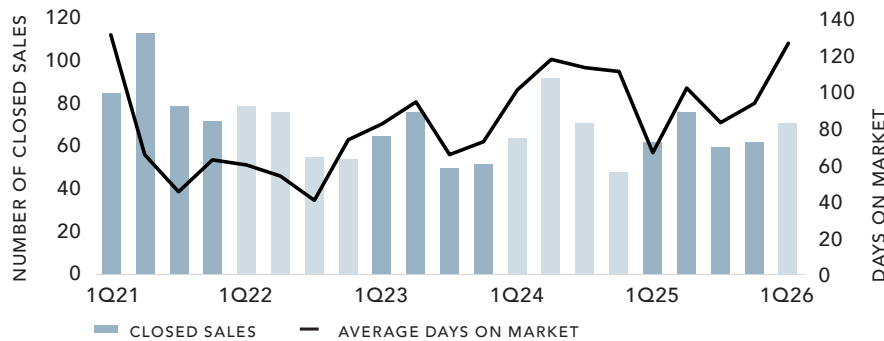
-5% YEAR OVER YEAR

Delray Beach by Product Type

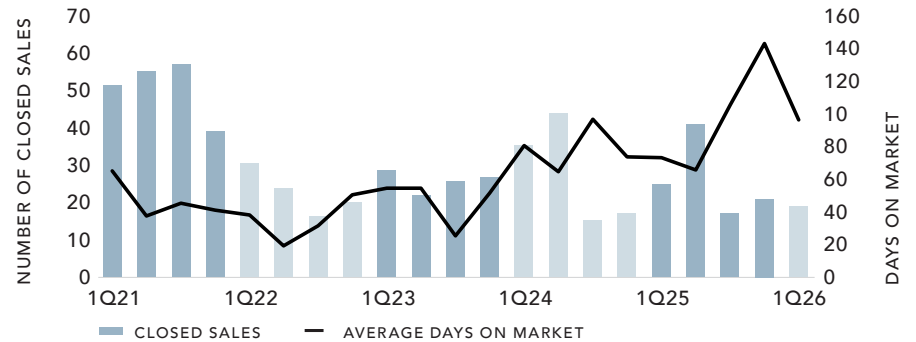
SINGLE FAMILY	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	70	61	+15%	61	+15%
SALES VOLUME	\$237M	\$143M	+65%	\$158M	+50%
DAYS ON MARKET	125	93	+35%	66	+91%
MEDIAN PRICE	\$2.7M	\$1.9M	+47%	\$1.9M	+47%
AVERAGE PRICE	\$3.4M	\$2.3M	+44%	\$2.6M	+30%
INVENTORY	163	152	+7%	206	-21%

CONDO/CO-OP	1Q26	4Q25	%CHG(QTR)	1Q25	%CHG(YR)
CLOSED SALES	20	22	-9%	26	-23%
SALES VOLUME	\$12M	\$11M	+10%	\$14M	-15%
DAYS ON MARKET	101	151	-33%	77	+32%
MEDIAN PRICE	\$458K	\$426K	+7%	\$454K	+1%
AVERAGE PRICE	\$614K	\$508K	+21%	\$554K	+11%
INVENTORY	78	81	-4%	82	-5%

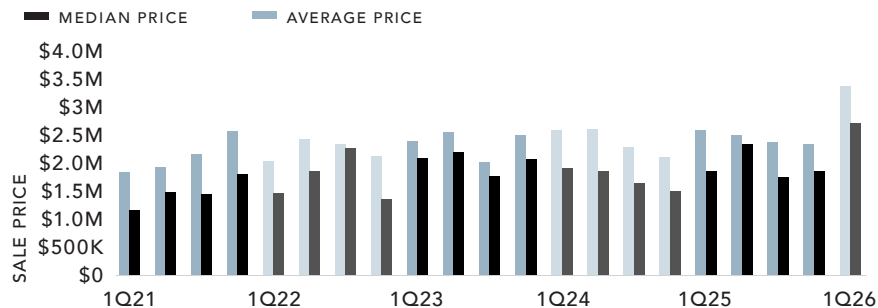
Single Family Closed Sales



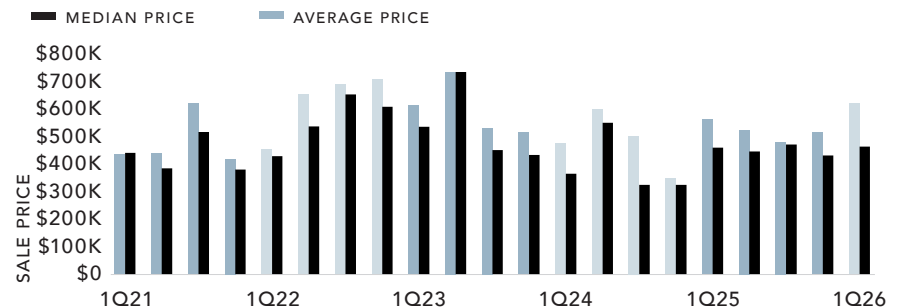
Condo/Co-Op Closed Sales



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 7% year-over-year.
- Along with the decline in sales, closed sales volume also dropped 7% year-over-year.
- Median sale price fell 6% year-over-year, and average price declined 15% versus First Quarter 2025. The annual declines this quarter were driven by a drop in luxury closings, with only one closing above \$10M this quarter versus three sales at that price point a year ago.
- At the end of March, prospective townhouse buyers had a selection of 143 homes available, down 33% from a year ago.

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

% %

TOWNHOUSE ALL AREAS

1Q26		4Q25		1Q25
51	-16%	61	-7%	55
CLOSED SALES				
\$91M	-8%	\$99M	-21%	\$115M
CLOSED SALES VOLUME				
94	-19%	117	0%	94
AVERAGE DAYS ON MARKET				
\$1.1M	+47%	\$770K	-6%	\$1.2M
MEDIAN PRICE				
\$1.8M	+10%	\$1.6M	-15%	\$2.1M
AVERAGE PRICE				
143	-1%	145	-33%	214
INVENTORY				

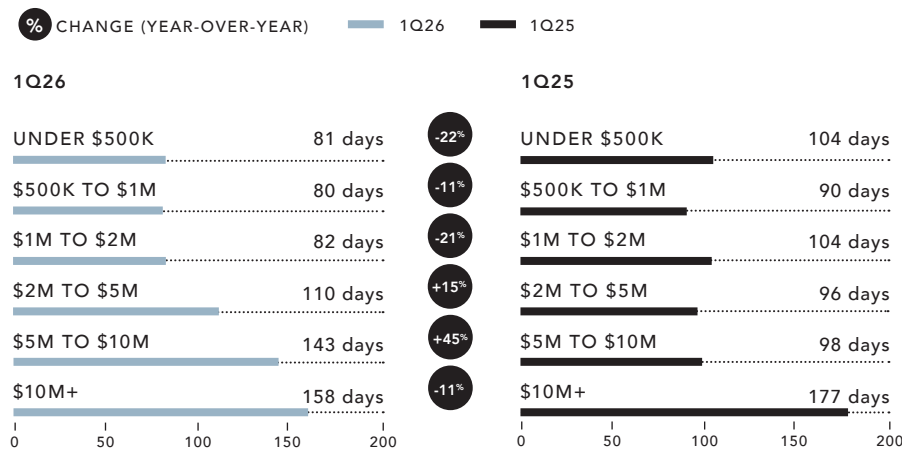
Coastal Palm Beaches & Barrier Islands All Areas

Single Family Days on Market and Market Share

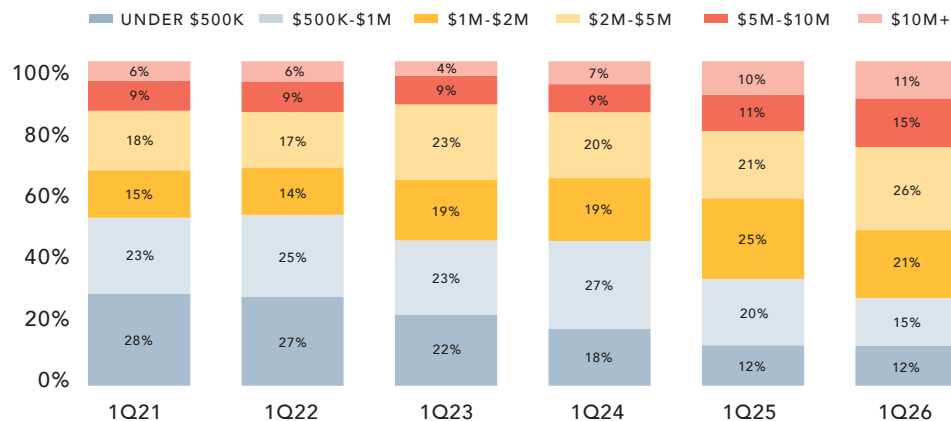
• Single-family average days on market fell annually for all price ranges except for the \$2M to \$5M segment, which rose 15% to 110 days on average, and the \$5M to \$10M segment, which increased 45% to 143 days on average.

• The market share of single-family sales above \$2M rose 10% year-over-year while the share of closings below \$2M dropped 10% annually.

Days on Market by Price Range



Market Share by Price Range

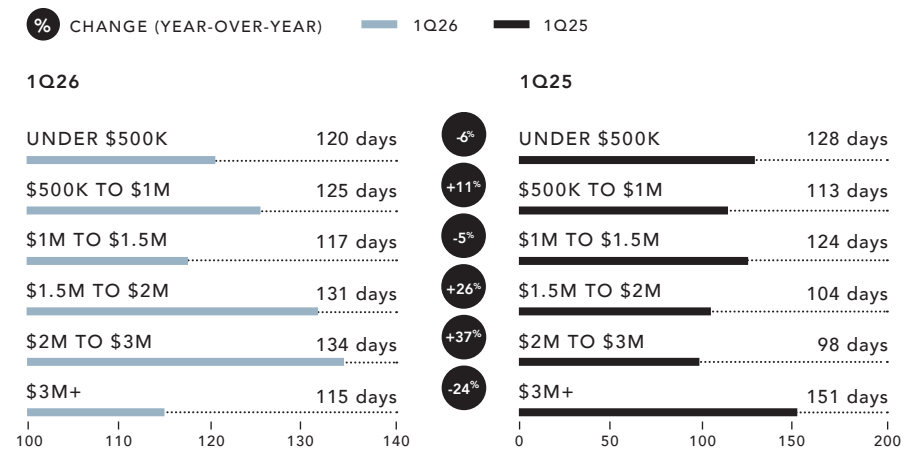


Condo/Co-op Days on Market and Market Share

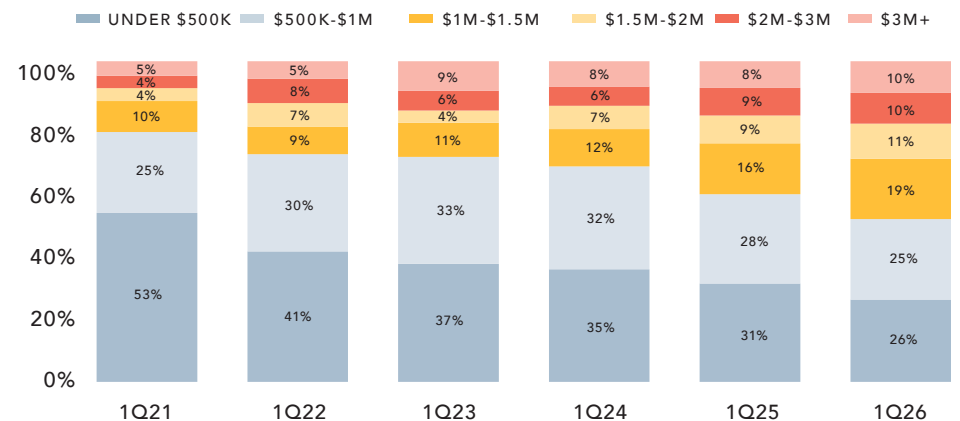
• Condo/co-op average days on market were mixed amongst price ranges. The over \$3M segment experienced the largest annual decline, falling 24% to 115 days. Whereas the \$2M to \$3M segment had the largest increase, up 37% to 134 days on average.

• The market share of condo/co-op sales over \$1M rose 8% year-over-year while the share of closings below \$1M fell 8% annually.

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

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