

corcoran

The Corcoran Report

3Q | 2026 | COASTAL PALM BEACHES & BARRIER ISLANDS



Neighborhoods

Jupiter Island to Singer Island

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$3.8M	\$1.0M	158	468
+45%	+1%	+24%	-10%

Town of Palm Beach

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$15.0M	\$1.8M	104	255
-30%	-20%	+42%	-12%

West Palm Beach to Lake Worth Beach

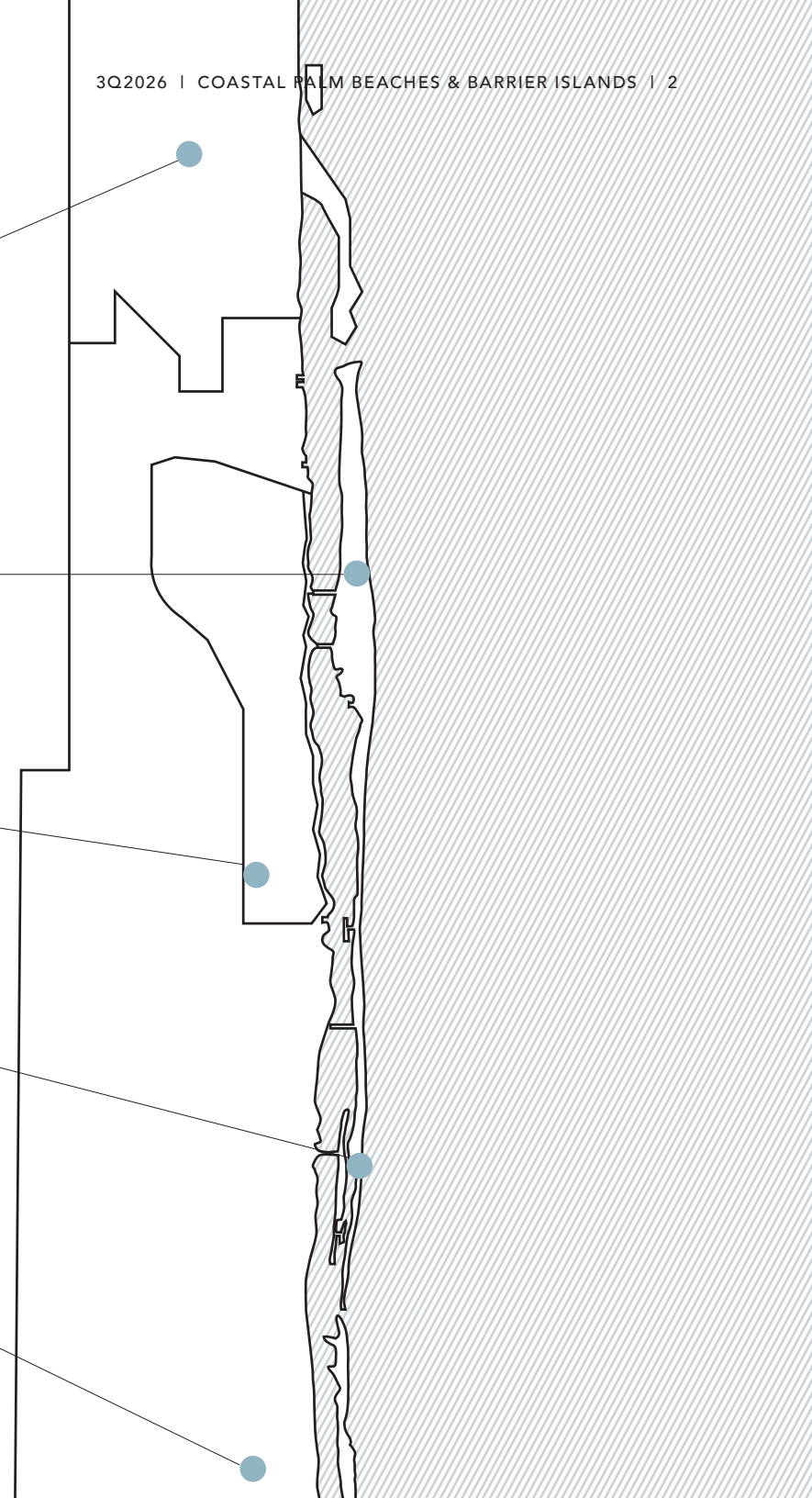
SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$1.5M	\$1.1M	305	427
+37%	-66%	+10%	-24%

Hypoluxo Island to Highland Beach

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$10.9M	\$1.0M	87	270
+5%	-10%	+43%	+9%

Delray Beach

SINGLE FAMILY AVG PRICE	CONDO AVG PRICE	SALES	INVENTORY
\$2.7M	\$681K	75	179
+14%	+44%	-3%	-24%





209 Sandpiper Drive | \$14,750,000 | Web# 110612808

Town of Palm Beach

- Town of Palm Beach closings increased annually for both property types in Third Quarter 2026. Single-family closings soared this quarter, nearly tripling year-over-year on the strength of North End activity, reaching the highest third-quarter total since 2021. Condo/co-op closings increased by 19% annually.

- Condo/co-op pricing declined compared to a year ago. Median price slipped 13% to \$1.1M and average price fell 20% to \$1.8M, as a higher number of sales were concentrated in the South End, where pricing has been historically lower.

- Single-family median price rose 20% to \$12.0M, with a 6% greater share of sales at \$10M or more, including six above \$20M, led by 608 Island Drive at \$40M. However, average price fell 30% to \$15.0M against a prior-year figure skewed higher by an ultra-luxury \$86.5M transaction.

- Condo/co-op inventory dropped 16% annually to 185 units, the fifth straight quarter with an annual decline. Single-family supply fell year-over-year for the second consecutive quarter, down 3% to 70 homes, following a six-quarter streak of annual growth.

Single Family

Sales

29

+190% YEAR OVER YEAR

Average Sales Price

\$15.0M

-30% YEAR OVER YEAR

Median Sales Price

\$12.0M

+20% YEAR OVER YEAR

Inventory

70

-3% YEAR OVER YEAR

Condo/Co-op

Sales

75

+19% YEAR OVER YEAR

Average Sales Price

\$1.8M

-20% YEAR OVER YEAR

Median Sales Price

\$1.1M

-13% YEAR OVER YEAR

Inventory

185

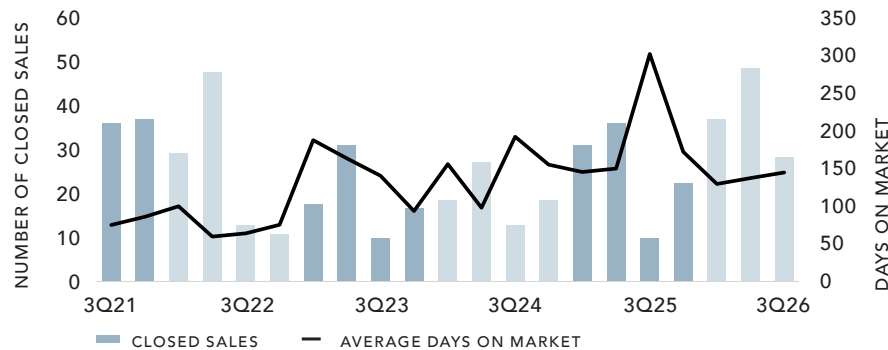
-16% YEAR OVER YEAR

Town of Palm Beach by Product Type

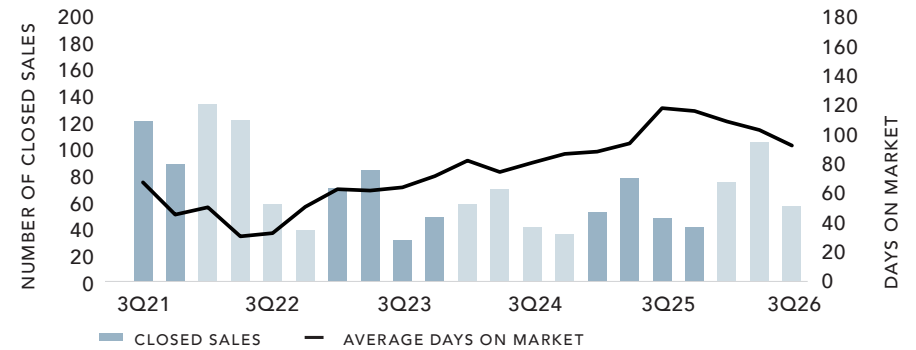
SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	29	50	-42%	10	+190%
SALES VOLUME	\$436M	\$894M	-51%	\$214M	+103%
DAYS ON MARKET	149	142	+5%	312	-52%
MEDIAN PRICE	\$12.0M	\$15.4M	-22%	\$10.0M	+20%
AVERAGE PRICE	\$15.0M	\$17.9M	-16%	\$21.4M	-30%
INVENTORY	70	75	-7%	72	-3%

CONDO/CO-OP	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	75	139	-46%	63	+19%
SALES VOLUME	\$133M	\$331M	-60%	\$140M	-5%
DAYS ON MARKET	122	139	-12%	156	-22%
MEDIAN PRICE	\$1.1M	\$1.5M	-30%	\$1.2M	-13%
AVERAGE PRICE	\$1.8M	\$2.4M	-26%	\$2.2M	-20%
INVENTORY	185	204	-9%	219	-16%

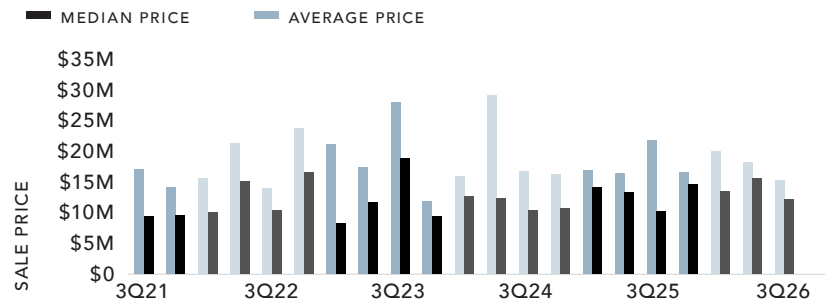
Single Family Closed Sales



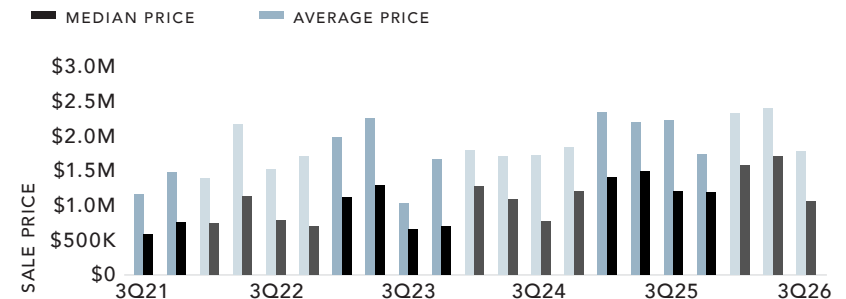
Condo/Co-op Closed Sales



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	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	16	24	-33%	4	+300%
SALES VOLUME	\$176M	\$410M	-57%	\$67M	+163%
DAYS ON MARKET	162	149	+9%	133	+22%
MEDIAN PRICE	\$9.8M	\$12.5M	-21%	\$11.2M	-13%
AVERAGE PRICE	\$11.0M	\$17.1M	-36%	\$16.7M	-34%
INVENTORY	32	36	-11%	36	-11%

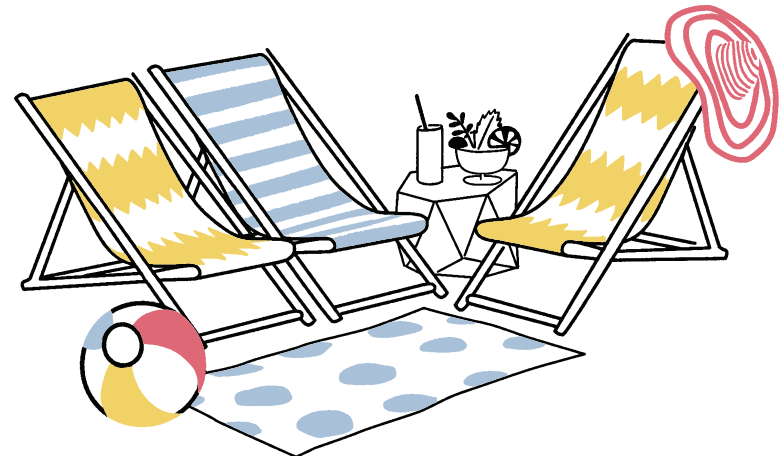
IN TOWN	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	6	13	-54%	5	+20%
SALES VOLUME	\$105M	\$189M	-45%	\$144M	-27%
DAYS ON MARKET	141	169	-17%	492	-71%
MEDIAN PRICE	\$18.5M	\$13.9M	+33%	\$10.7M	+72%
AVERAGE PRICE	\$17.5M	\$14.5M	+20%	\$28.7M	-39%
INVENTORY	19	21	-10%	21	-10%

ESTATE SECTION	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	7	13	-46%	1	+600%
SALES VOLUME	\$155M	\$295M	-47%	\$4M	+3,963%
DAYS ON MARKET	114	90	+27%	NA	NA
MEDIAN PRICE	\$26.5M	\$19.0M	+39%	\$3.8M	+593%
AVERAGE PRICE	\$22.2M	\$22.7M	-2%	\$3.8M	+480%
INVENTORY	19	18	+6%	15	+27%

Condo/Co-op by Neighborhood

IN TOWN	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	19	48	-60%	17	+12%
SALES VOLUME	\$76M	\$203M	-62%	\$85M	-11%
DAYS ON MARKET	124	107	+16%	134	-8%
MEDIAN PRICE	\$3.7M	\$2.9M	+27%	\$3.5M	+4%
AVERAGE PRICE	\$4.0M	\$4.2M	-5%	\$5.0M	-20%
INVENTORY	43	41	+5%	49	-12%

SOUTH END	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	56	91	-38%	46	+22%
SALES VOLUME	\$56M	\$129M	-56%	\$54M	+4%
DAYS ON MARKET	122	153	-20%	162	-25%
MEDIAN PRICE	\$730K	\$1.1M	-32%	\$653K	+12%
AVERAGE PRICE	\$1.0M	\$1.4M	-29%	\$1.2M	-14%
INVENTORY	142	163	-13%	170	-16%



12420 Plantation Lane | \$7,800,000 | Web# 110015566

Jupiter Island to Singer Island

• Closed sales were mixed by product type from Jupiter Island to Singer Island. Single-family sales were level versus a year ago, whereas condo/co-op sales jumped 40% year-over-year because of strong activity in North Palm Beach.

• Condo/co-op pricing metrics edged higher year-over-year. Median price increased 5% to \$600K and average price rose 1% to \$1.0M.

• Single-family prices climbed sharply. Median price jumped 35% to a record high of \$2.2M and average price surged 45% to \$3.8M. Twelve sales closed at \$5M or more, nearly a quarter of all closings, including the \$27.5M sale of 11800 Turtle Beach Road and three more above \$10M. A year ago, deals at \$5M or more accounted for only 16% of closings.

• Single-family supply dropped 35% year-over-year to 73 homes, the steepest annual single-family decline among all Coastal Palm Beaches regions. Condo/co-op inventory dipped 3% year-over-year to 395 active listings.

Single Family

Sales

49

0% YEAR OVER YEAR

Average Sales Price

\$3.8M

+45% YEAR OVER YEAR

Median Sales Price

\$2.2M

+35% YEAR OVER YEAR

Inventory

73

-35% YEAR OVER YEAR

Condo/Co-op

Sales

109

+40% YEAR OVER YEAR

Average Sales Price

\$1.0M

+1% YEAR OVER YEAR

Median Sales Price

\$600K

+5% YEAR OVER YEAR

Inventory

395

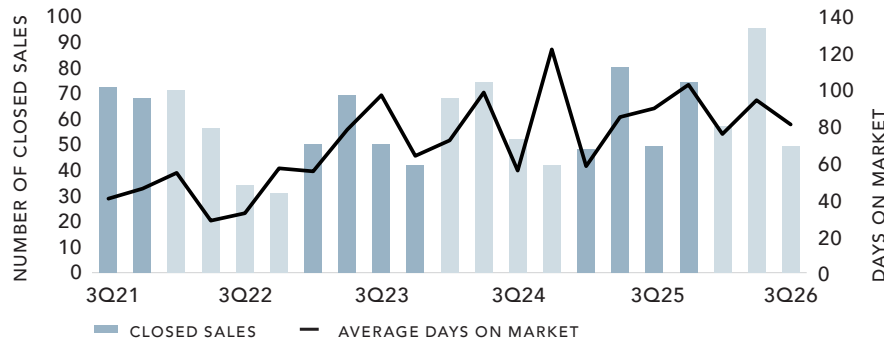
-3% YEAR OVER YEAR

Jupiter Island to Singer Island by Product Type

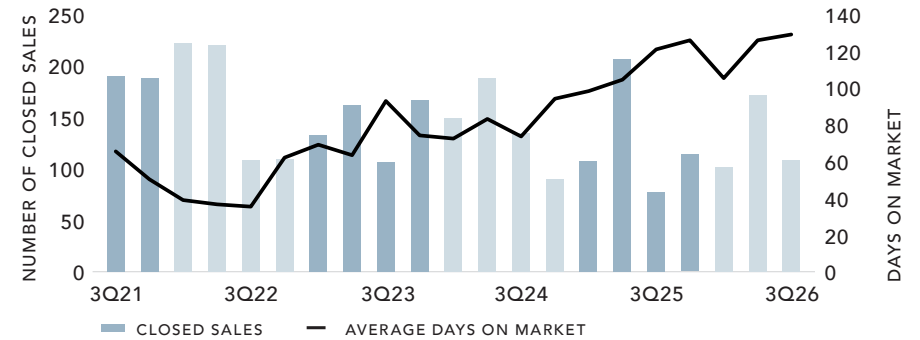
SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	49	95	-48%	49	0%
SALES VOLUME	\$187M	\$405M	-54%	\$129M	+45%
DAYS ON MARKET	81	94	-14%	90	-10%
MEDIAN PRICE	\$2.2M	\$2.0M	+11%	\$1.6M	+35%
AVERAGE PRICE	\$3.8M	\$4.3M	-10%	\$2.6M	+45%
INVENTORY	73	100	-27%	112	-35%

CONDO/CO-OP	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	109	172	-37%	78	+40%
SALES VOLUME	\$110M	\$200M	-45%	\$78M	+41%
DAYS ON MARKET	129	126	+2%	121	+7%
MEDIAN PRICE	\$600K	\$695K	-14%	\$573K	+5%
AVERAGE PRICE	\$1.0M	\$1.2M	-13%	\$995K	+1%
INVENTORY	395	445	-11%	408	-3%

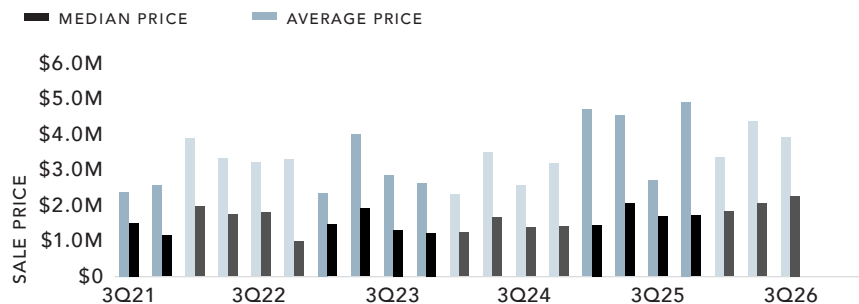
Single Family Closed Sales



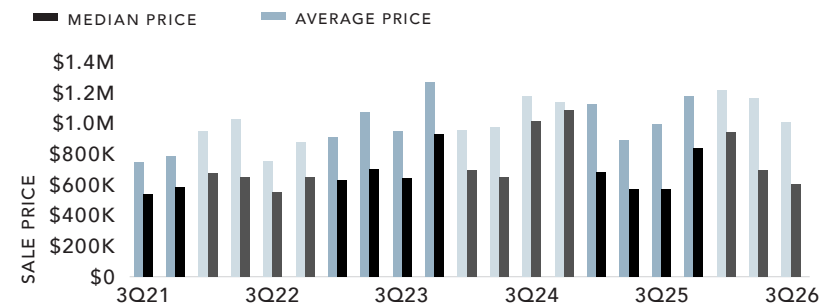
Condo/Co-op Closed Sales



Single Family Median and Average Price



Condo/Co-op Median and Average Price





613 S Lakeside Drive | \$2,695,000 | Web# 110646240

West Palm Beach to Lake Worth Beach

- West Palm Beach to Lake Worth Beach closings climbed annually for the fifth quarter in a row, up 10% year-over-year. The overall increase was due entirely to single-family sales, which rose 17% to 197, while condo/co-op closings remained level with last year at 108.

- Single-family price statistics posted double-digit annual gains. Median price increased 20% to \$660K and average price climbed 37% to \$1.5M. Sales above \$1M made up 39% of closings this quarter, compared to 28% a year ago, fueling the increases.

- Condo/co-op price statistics fell sharply compared to record-setting Third Quarter 2025 levels. Median price dropped 41% to \$515K and average price declined 66% to \$1.1M, as last year's figures were skewed higher by new development closings at Forté on Flagler.

- Inventory continued to contract and reached its lowest level since 2022 across the submarket. Single-family active listings fell 19% year-over-year to 233 homes, and condo/co-op listed inventory dropped 29% annually to 194 residences.

Single Family

Sales

197

+17% YEAR OVER YEAR

Average Sales Price

\$1.5M

+37% YEAR OVER YEAR

Median Sales Price

\$660K

+20% YEAR OVER YEAR

Inventory

233

-19% YEAR OVER YEAR

Condo/Co-op

Sales

108

0% YEAR OVER YEAR

Average Sales Price

\$1.1M

-66% YEAR OVER YEAR

Median Sales Price

\$515K

-41% YEAR OVER YEAR

Inventory

194

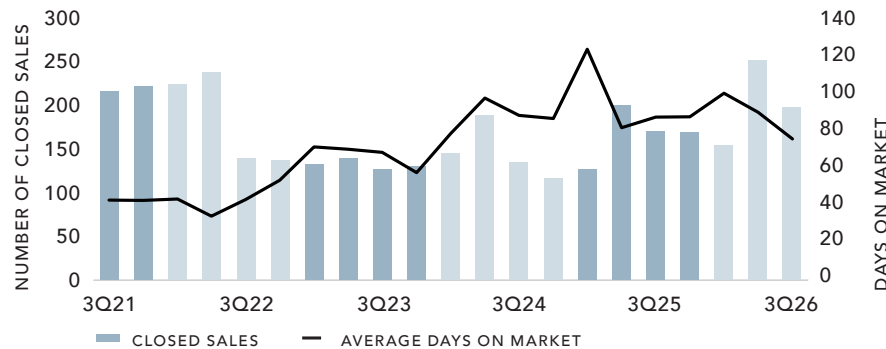
-29% YEAR OVER YEAR

West Palm Beach to Lake Worth Beach by Product Type

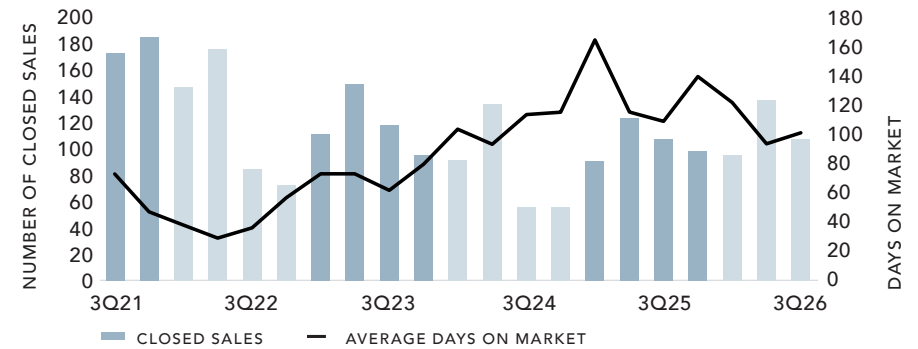
SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	197	250	-21%	169	+17%
SALES VOLUME	\$300M	\$359M	-16%	\$187M	+60%
DAYS ON MARKET	75	89	-16%	86	-13%
MEDIAN PRICE	\$660K	\$763K	-13%	\$550K	+20%
AVERAGE PRICE	\$1.5M	\$1.4M	+6%	\$1.1M	+37%
INVENTORY	233	247	-6%	287	-19%

CONDO/CO-OP	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	108	138	-22%	108	0%
SALES VOLUME	\$116M	\$153M	-24%	\$339M	-66%
DAYS ON MARKET	102	94	+8%	110	-7%
MEDIAN PRICE	\$515K	\$588K	-12%	\$872K	-41%
AVERAGE PRICE	\$1.1M	\$1.1M	-3%	\$3.1M	-66%
INVENTORY	194	229	-15%	274	-29%

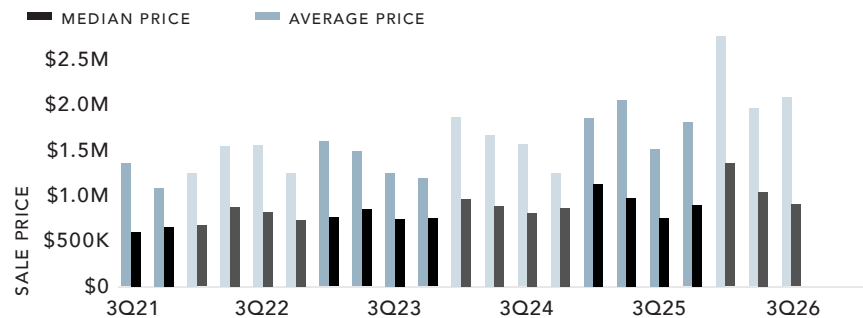
Single Family Closed Sales



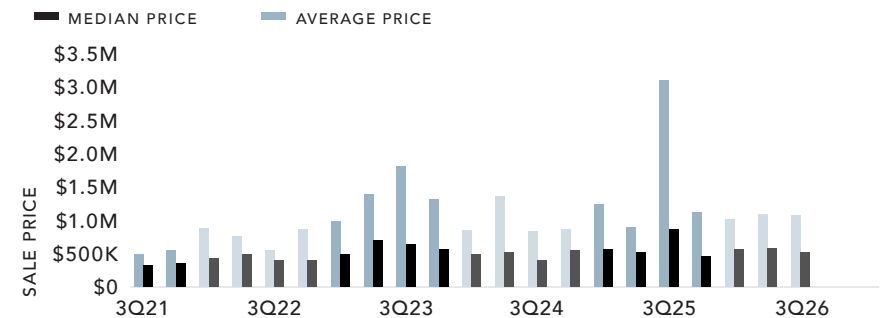
Condo/Co-op Closed Sales



Single Family Median and Average Price



Condo/Co-op Median and Average Price



409 N Atlantic Drive | \$19,950,000 | Web# 110695201

Hypoluxo Island to Highland Beach

- Hypoluxo Island to Highland Beach posted strong annual gains in closed sales. Single-family sales more than doubled year-over-year, while condo/co-op closings surged 26%.

- Single-family pricing metrics were mixed. Average price rose 5% to a record high of \$10.9M, lifted by two Manalapan sales: 1370 S Ocean Boulevard at \$83.2M and 1920 S Ocean Boulevard at \$36M. However, median price declined 43% to \$4.1M as more than half of this quarter's closings were below \$5M, compared to about a third a year ago.

- Condo/co-op price metrics declined year-over-year. Median price fell 24% to \$740K and average price slipped 10% to \$1.0M. Sales above \$1M accounted for 30% of closings this quarter, compared to 48% a year ago.

- Hypoluxo Island to Highland Beach was the only region where inventory rose year-over-year. Single-family supply jumped 51% to 68 homes, while condo/co-op inventory remained level at 202 listings.

Single Family

Sales

24

+118% YEAR OVER YEAR

Average Sales Price

\$10.9M

+5% YEAR OVER YEAR

Median Sales Price

\$4.1M

-43% YEAR OVER YEAR

Inventory

68

+51% YEAR OVER YEAR

Condo/Co-op

Sales

63

+26% YEAR OVER YEAR

Average Sales Price

\$1.0M

-10% YEAR OVER YEAR

Median Sales Price

\$740K

-24% YEAR OVER YEAR

Inventory

202

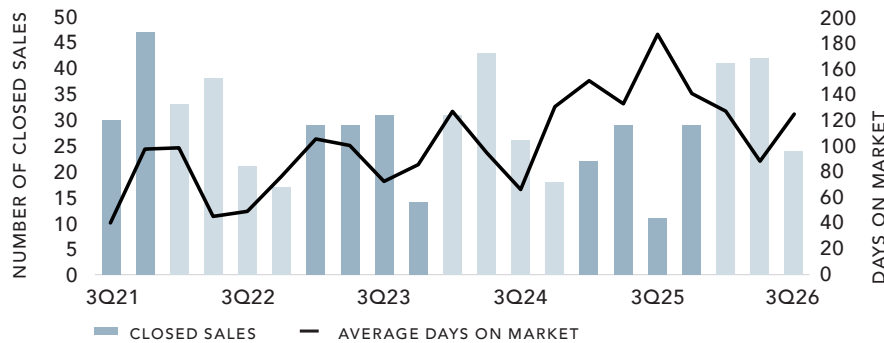
0% YEAR OVER YEAR

Hypoluxo Island to Highland Beach by Product Type

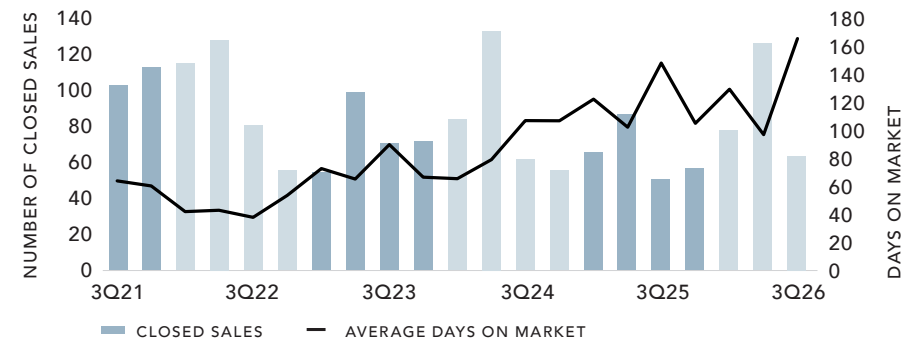
SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	24	42	-43%	11	+118%
SALES VOLUME	\$261M	\$328M	-20%	\$114M	+129%
DAYS ON MARKET	124	88	+42%	186	-33%
MEDIAN PRICE	\$4.1M	\$5.1M	-20%	\$7.2M	-43%
AVERAGE PRICE	\$10.9M	\$7.8M	+39%	\$10.4M	+5%
INVENTORY	68	61	+11%	45	+51%

CONDO/CO-OP	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	63	125	-50%	50	+26%
SALES VOLUME	\$65M	\$148M	-56%	\$57M	+13%
DAYS ON MARKET	165	96	+71%	147	+12%
MEDIAN PRICE	\$740K	\$1.0M	-27%	\$980K	-24%
AVERAGE PRICE	\$1.0M	\$1.2M	-13%	\$1.1M	-10%
INVENTORY	202	211	-4%	203	0%

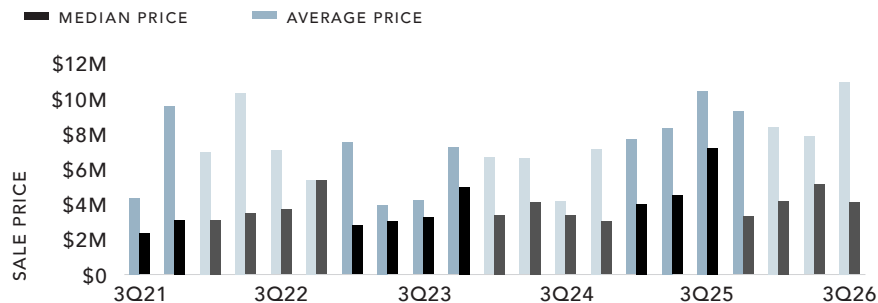
Single Family Closed Sales



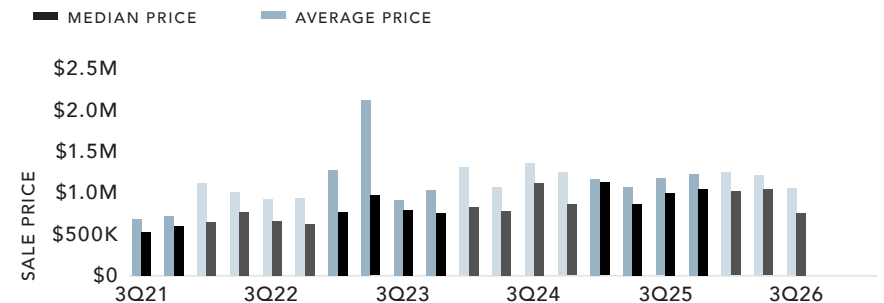
Condo/Co-op Closed Sales



Single Family Median and Average Price



Condo/Co-op Median and Average Price



1002 NW 1st Avenue | \$3,299,000 | Web# 110002436

Delray Beach

- Delray Beach sales trends varied by product type this quarter. Single-family home sales increased 10% annually while condo/co-op sales dropped 44% year-over-year.

- Single-family pricing metrics climbed year-over-year, with median price up 14% to \$2.0M and average price rising 14% to \$2.7M. This year's average was lifted by two sales above \$10M, topped by an additional \$13.5M closing.

- Condo/co-op price metrics also improved compared to a year ago. Median price jumped 32% to \$615K and average price climbed 44% to \$681K, as seven of the ten closings were above \$500K.

- Listed inventory fell annually for both product types. Single-family inventory dropped 27% year-over-year to 114 listings, the submarket's lowest third-quarter single-family figure since 2023. Condo/co-op inventory fell 17% to 65 active listings.

Single Family

Sales

65

+10% YEAR OVER YEAR

Average Sales Price

\$2.7M

+14% YEAR OVER YEAR

Median Sales Price

\$2.0M

+14% YEAR OVER YEAR

Inventory

114

-27% YEAR OVER YEAR

Condo/Co-op

Sales

10

-44% YEAR OVER YEAR

Average Sales Price

\$681K

+44% YEAR OVER YEAR

Median Sales Price

\$615K

+32% YEAR OVER YEAR

Inventory

65

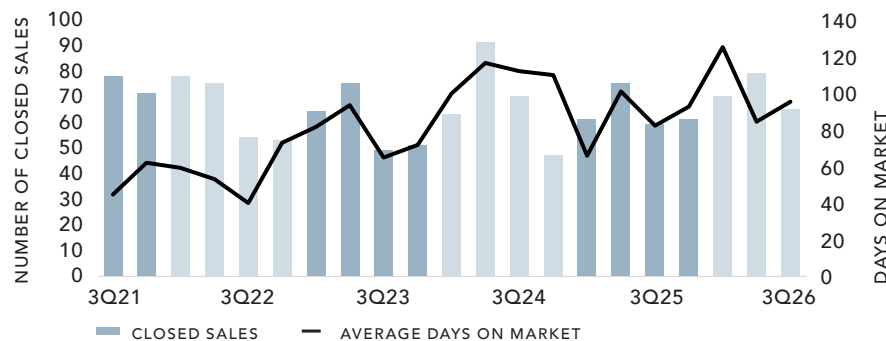
-17% YEAR OVER YEAR

Delray Beach by Product Type

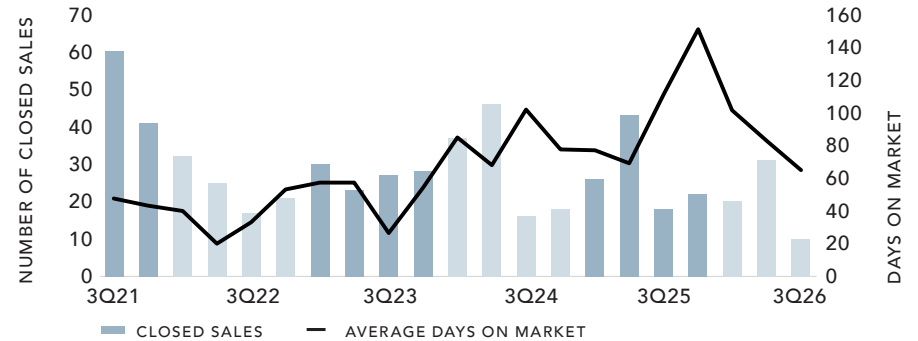
SINGLE FAMILY	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	65	79	-18%	59	+10%
SALES VOLUME	\$177M	\$234M	-24%	\$141M	+26%
DAYS ON MARKET	95	84	+13%	82	+16%
MEDIAN PRICE	\$2.0M	\$2.5M	-20%	\$1.8M	+14%
AVERAGE PRICE	\$2.7M	\$3.0M	-8%	\$2.4M	+14%
INVENTORY	114	120	-5%	156	-27%

CONDO/CO-OP	3Q26	2Q26	%CHG(QTR)	3Q25	%CHG(YR)
CLOSED SALES	10	31	-68%	18	-44%
SALES VOLUME	\$7M	\$20M	-67%	\$9M	-20%
DAYS ON MARKET	65	83	-22%	111	-42%
MEDIAN PRICE	\$615K	\$535K	+15%	\$465K	+32%
AVERAGE PRICE	\$681K	\$656K	+4%	\$474K	+44%
INVENTORY	65	65	0%	78	-17%

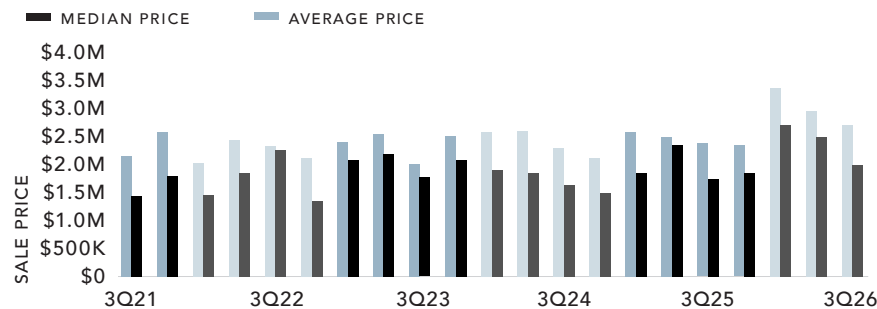
Single Family Closed Sales



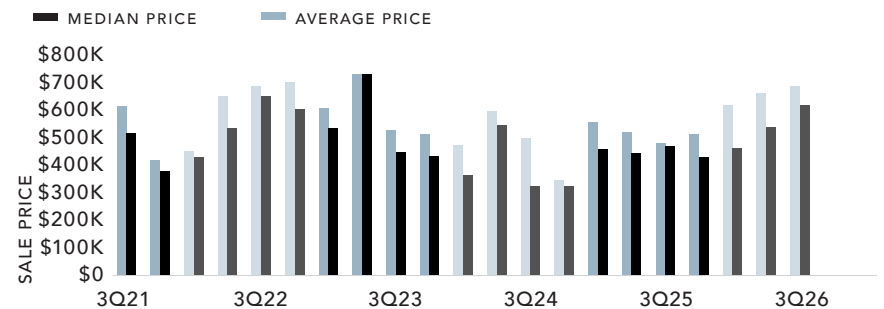
Condo/Co-op Closed Sales



Single Family Median and Average Price



Condo/Co-op Median and Average Price



Townhouse

• Townhouse sales across the Coastal Palm Beaches and Barrier Islands rose 6% year-over-year.

• Median price increased 42% year-over-year to \$1.0M, and average price rose 22% annually to \$1.8M. More than half of sales closed above \$1M compared to just 29% a year ago. This quarter's most expensive sale was 2 Sloans Curve Drive in Palm Beach at \$17M. Having last traded for \$10M in 2023, the property achieved a 70% increase over its previous sale price.

• At the end of Third Quarter 2026, townhouse buyers had 106 homes to choose from, down 22% year-over-year.

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

TOWNHOUSE ALL AREAS

3Q26		2Q26		3Q25
55	-43%	97	+6%	52

CLOSED SALES

\$100M	-46%	\$186M	+29%	\$77M
--------	------	--------	------	-------

CLOSED SALES VOLUME

109	+18%	93	-1%	110
-----	------	----	-----	-----

AVERAGE DAYS ON MARKET

\$1.0M	-5%	\$1.1M	+42%	\$720K
--------	-----	--------	------	--------

MEDIAN PRICE

\$1.8M	-5%	\$1.9M	+22%	\$1.5M
--------	-----	--------	------	--------

AVERAGE PRICE

106	-5%	112	-22%	136
-----	-----	-----	------	-----

INVENTORY

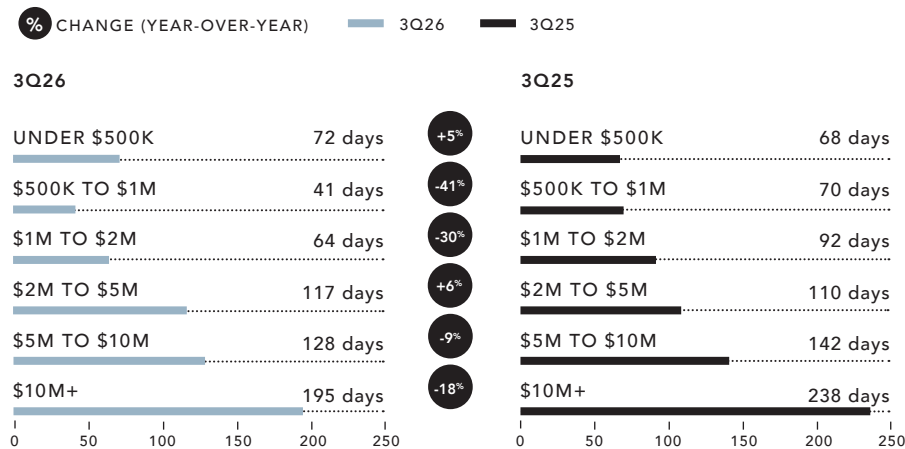
Coastal Palm Beaches & Barrier Islands All Areas

Single Family Days on Market and Market Share

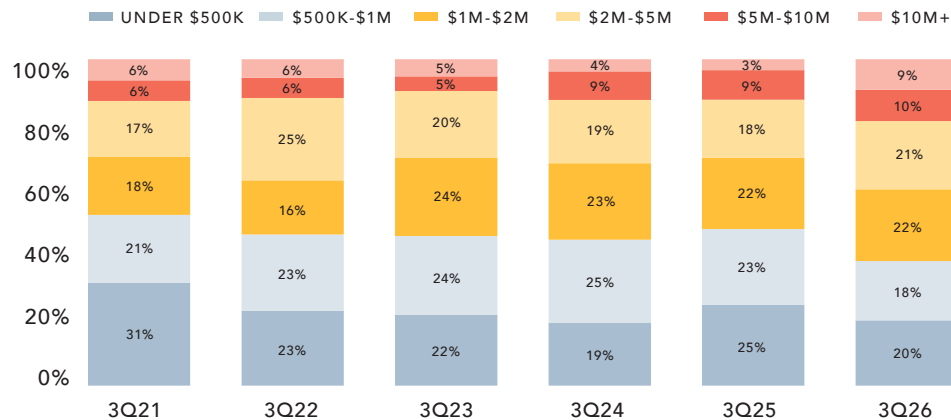
• Single-family days on market shortened across most price segments. The \$500K to \$1M segment sold fastest, averaging 41 days. The marketing time for properties priced above \$10M fell 18% year-over-year to 195 days.

• Sales above \$5M captured 19% of single-family closings, up from just 12% a year ago. The \$1M to \$2M tier held the largest share of sales at 22%.

Days on Market by Price Range



Market Share by Price Range

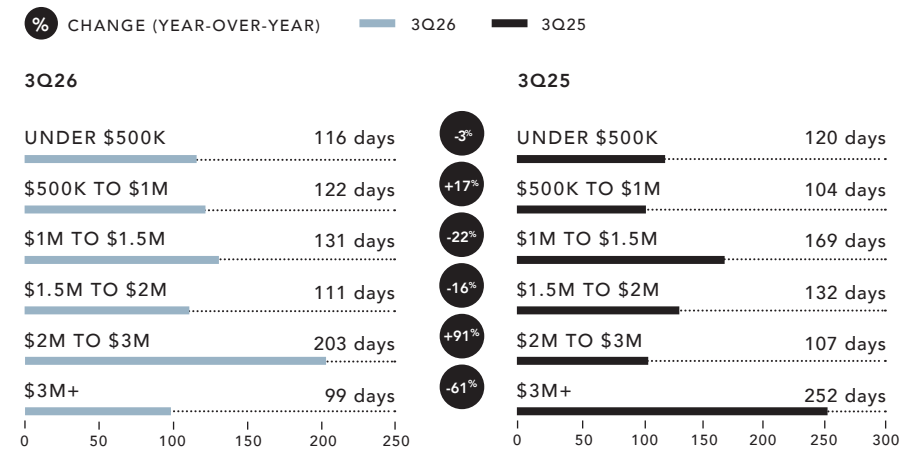


Condo/Co-op Days on Market and Market Share

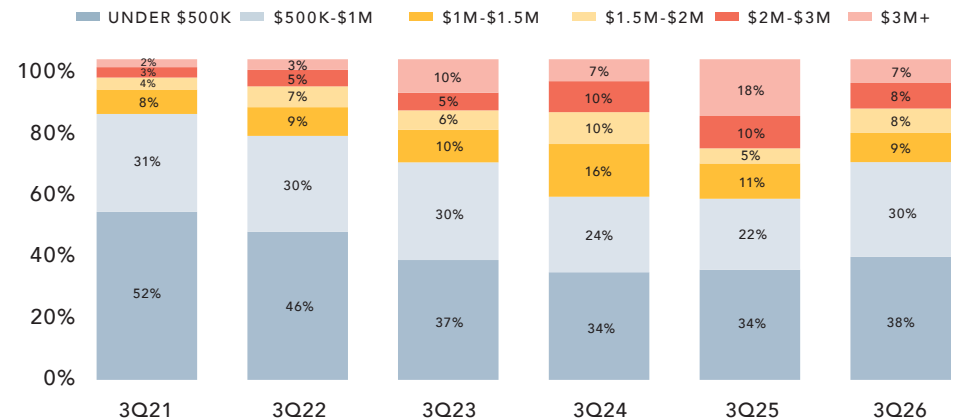
• Average days on market for condos/co-ops were mixed across price segments. The \$2M to \$3M category reported the largest increase, rising 91% year-over-year to 203 days. In contrast, average days on market for units priced above \$3M fell 61% to 99 days.

• Sales above \$3M accounted for 7% of condo/co-op closings, down from last year's high of 18%. Sales below \$500K made up the largest share of closings at 38%.

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 list date from contract 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 Beach 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 Island to Singer Island - 5030, 5080, 5220, 5240, 5250

Hypoluxo Island to Highland Beach - 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

DISCLAIMER

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. The Corcoran Group is a licensed real estate broker located at 400 Royal Palm Way, Ste 110, Palm Beach, FL 33480. All material presented herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal notice.

The following members of The Corcoran Group made significant contributions to this report:

Jordan C. Glaubinger | Kristy Hoffman | Niki Molina
Michael Ollerer | Ryan Schleis

FOR MORE INFORMATION

Research and Data Requests: Research@corcoran.com
Press Inquiries: PR@corcoran.com