

# Monthly Indicators

SOUTH PALM BEACH COUNTY



## October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings increased 6.5 percent for Single Family homes and 4.9 percent for Townhouse/Condo homes. Pending Sales increased 27.4 percent for Single Family homes and 21.2 percent for Townhouse/Condo homes. Inventory decreased 11.8 percent for Single Family homes and 2.5 percent for Townhouse/Condo homes.

Median Sales Price decreased 1.6 percent to \$635,000 for Single Family homes but increased 0.3 percent to \$280,750 for Townhouse/Condo homes. Days on Market increased 8.3 percent for Single Family homes and 26.9 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 17.3 percent for Single Family homes but increased 2.6 percent for Townhouse/Condo homes.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

## Quick Facts

<b>+ 5.7%</b>	<b>+ 7.0%</b>	<b>- 5.9%</b>
Change in <b>Closed Sales</b> All Properties	Change in <b>Median Sales Price</b> All Properties	Change in <b>Homes for Sale</b> All Properties

This is a research tool provided by BeachesMLS, a subsidiary of Broward, Palm Beaches & St. Lucie Realtors®. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
Closed Sales		494	589	+ 19.2%	5,517	5,672	+ 2.8%
Median Sales Price		\$645,000	\$635,000	- 1.6%	\$660,000	\$645,000	- 2.3%
Average Sales Price		\$1,171,366	\$1,231,141	+ 5.1%	\$1,158,445	\$1,133,426	- 2.2%
Dollar Volume of Closed Sales (in millions)		\$579	\$724	+ 25.0%	\$6,382	\$6,423	+ 0.6%
Percent of Original List Price Received		92.3%	91.9%	- 0.4%	92.7%	92.1%	- 0.6%
Housing Affordability Index		55	57	+ 3.6%	53	57	+ 7.5%
Median Time to Contract		36	39	+ 8.3%	33	37	+ 12.1%
Pending Sales		445	567	+ 27.4%	5,592	5,868	+ 4.9%
New Listings		817	870	+ 6.5%	8,892	9,022	+ 1.5%
Inventory of Homes for Sale		2,757	2,431	- 11.8%	—	—	—
Months Supply of Inventory		5.2	4.3	- 17.3%	—	—	—

# Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.



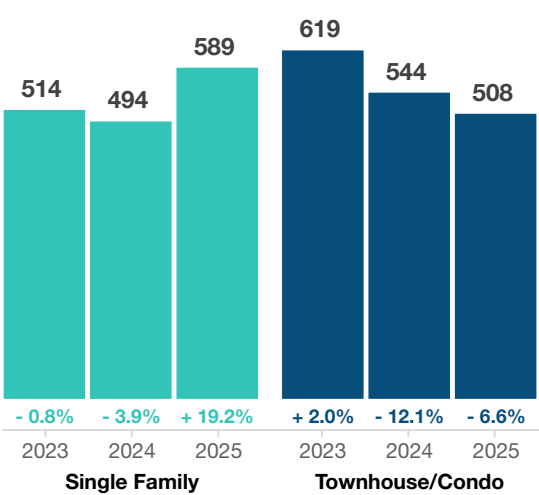
Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
Closed Sales		544	508	- 6.6%	6,239	5,889	- 5.6%
Median Sales Price		\$280,000	\$280,750	+ 0.3%	\$315,000	\$295,000	- 6.3%
Average Sales Price		\$385,803	\$421,679	+ 9.3%	\$463,607	\$499,765	+ 7.8%
Dollar Volume of Closed Sales (in millions)		\$209	\$214	+ 2.4%	\$2,888	\$2,936	+ 1.7%
Percent of Original List Price Received		90.1%	87.8%	- 2.6%	90.8%	88.4%	- 2.6%
Housing Affordability Index		126	130	+ 3.2%	112	124	+ 10.7%
Median Time to Contract		52	66	+ 26.9%	42	58	+ 38.1%
Pending Sales		472	572	+ 21.2%	6,264	5,965	- 4.8%
New Listings		1,134	1,189	+ 4.9%	12,443	11,959	- 3.9%
Inventory of Homes for Sale		4,699	4,583	- 2.5%	—	—	—
Months Supply of Inventory		7.8	8.0	+ 2.6%	—	—	—

# Closed Sales

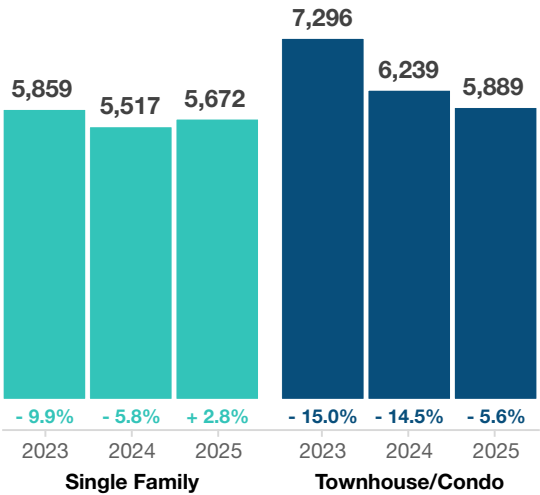
A count of the actual sales that closed in a given month.



## October

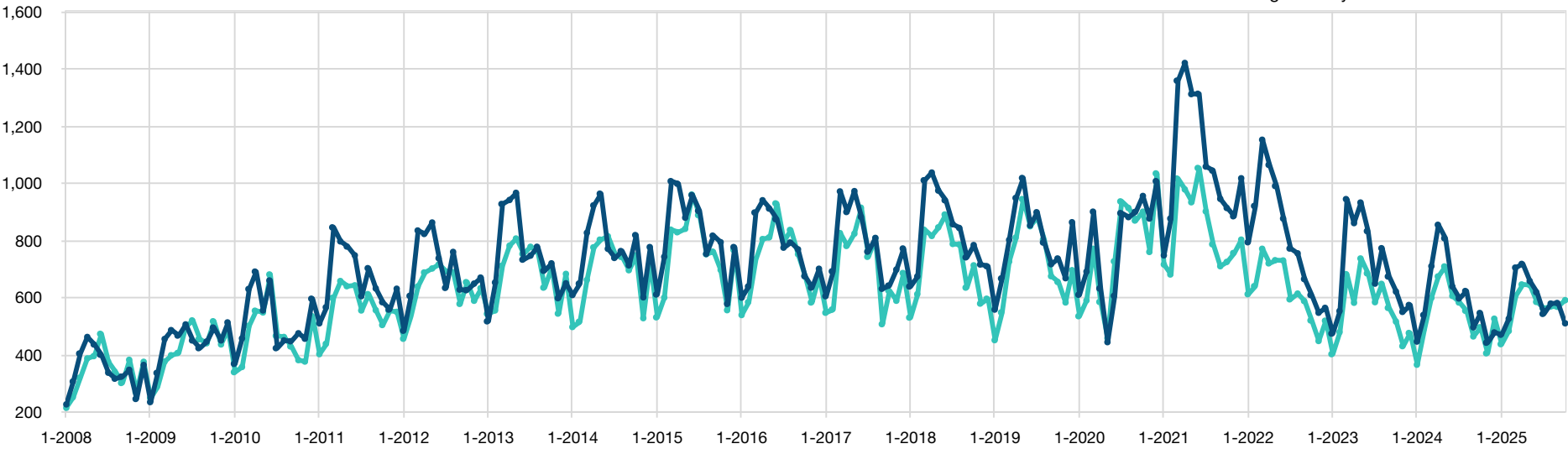


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	403	- 5.8%	440	- 19.7%
Dec-2024	524	+ 10.5%	476	- 16.8%
Jan-2025	435	+ 19.8%	468	+ 5.4%
Feb-2025	481	- 0.8%	524	- 2.4%
Mar-2025	604	+ 1.2%	703	- 0.7%
Apr-2025	644	- 4.2%	716	- 16.1%
May-2025	642	- 9.2%	656	- 18.6%
Jun-2025	583	- 3.5%	617	- 3.1%
Jul-2025	561	- 3.4%	541	- 9.1%
Aug-2025	567	+ 2.7%	577	- 7.1%
Sep-2025	566	+ 22.5%	579	+ 17.2%
Oct-2025	589	+ 19.2%	508	- 6.6%
12-Month Avg	550	+ 2.8%	567	- 7.5%

## Historical Closed Sales by Month

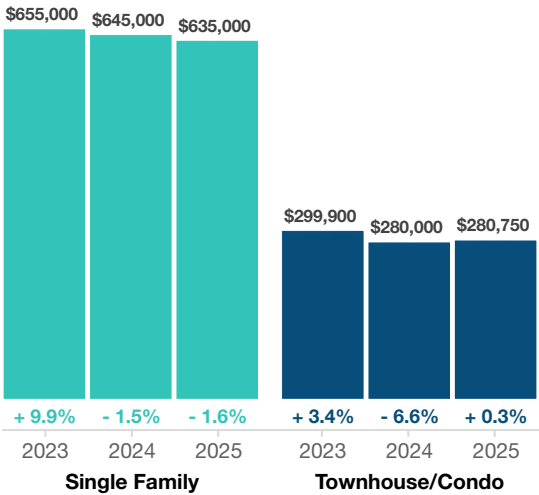


# Median Sales Price

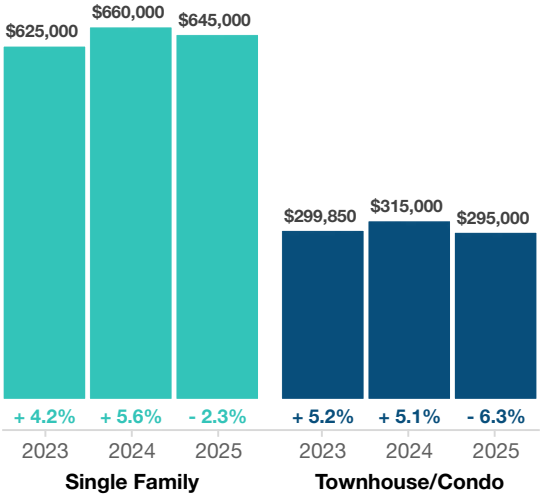
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## October



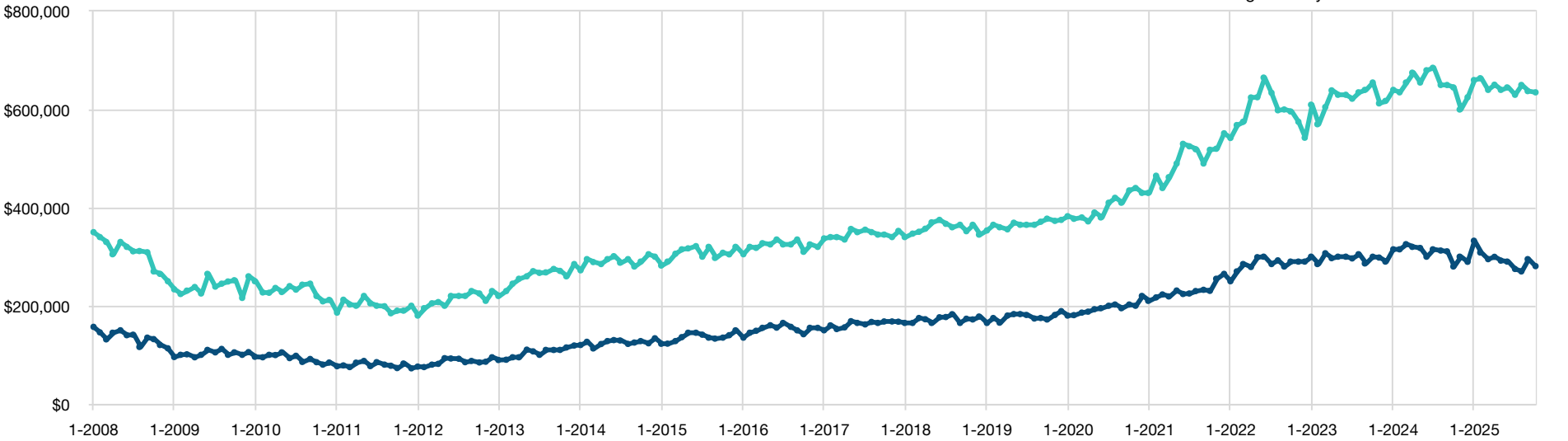
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	\$600,000	- 2.0%	\$300,000	+ 0.6%
Dec-2024	\$625,000	+ 1.2%	\$289,600	- 0.1%
Jan-2025	\$660,000	+ 3.1%	\$332,500	+ 5.6%
Feb-2025	\$663,750	+ 4.5%	\$308,500	- 2.1%
Mar-2025	\$640,000	- 2.3%	\$295,000	- 9.4%
Apr-2025	\$650,500	- 3.6%	\$299,700	- 6.3%
May-2025	\$640,000	- 2.3%	\$292,000	- 8.1%
Jun-2025	\$645,000	- 5.1%	\$290,000	- 3.3%
Jul-2025	\$630,000	- 8.0%	\$275,000	- 12.7%
Aug-2025	\$650,000	0.0%	\$270,000	- 13.6%
Sep-2025	\$637,500	- 1.9%	\$295,000	- 5.1%
Oct-2025	\$635,000	- 1.6%	\$280,750	+ 0.3%
12-Month Avg*	\$640,000	- 1.5%	\$295,000	- 4.8%

\* Median Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

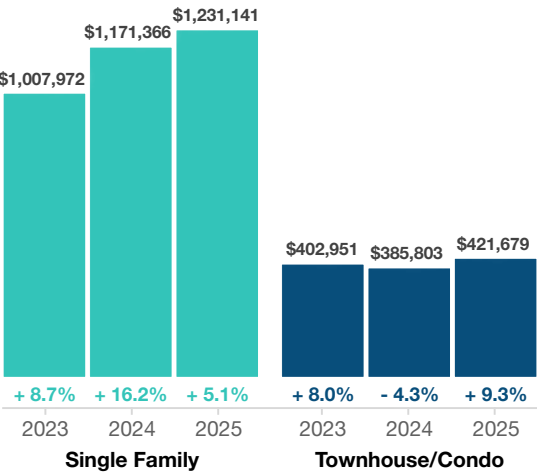


# Average Sales Price

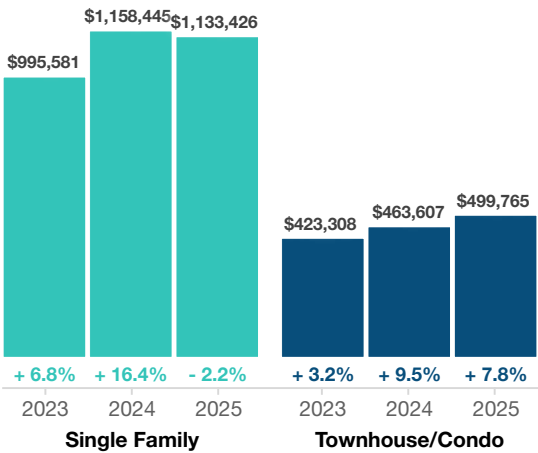
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## October



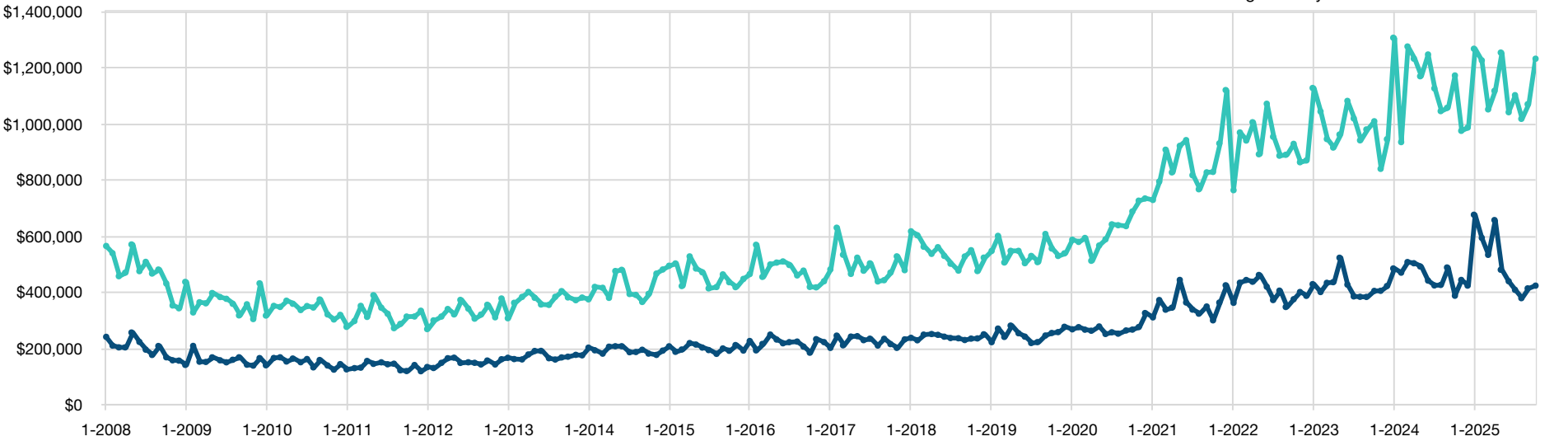
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	\$973,971	+ 16.2%	\$442,063	+ 9.6%
Dec-2024	\$985,533	+ 4.4%	\$421,872	+ 0.4%
Jan-2025	\$1,266,615	- 3.0%	\$674,574	+ 39.7%
Feb-2025	\$1,225,107	+ 31.2%	\$592,015	+ 26.5%
Mar-2025	\$1,050,443	- 17.6%	\$531,594	+ 5.1%
Apr-2025	\$1,116,521	- 9.3%	\$655,587	+ 30.7%
May-2025	\$1,253,022	+ 7.2%	\$478,449	- 2.4%
Jun-2025	\$1,040,376	- 16.5%	\$437,468	- 0.5%
Jul-2025	\$1,101,092	- 2.2%	\$406,686	- 3.8%
Aug-2025	\$1,016,699	- 2.6%	\$377,099	- 11.1%
Sep-2025	\$1,068,877	+ 1.2%	\$411,946	- 15.3%
Oct-2025	\$1,231,141	+ 5.1%	\$421,679	+ 9.3%
12-Month Avg*	\$1,111,947	- 0.8%	\$490,575	+ 7.6%

\* Avg. Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

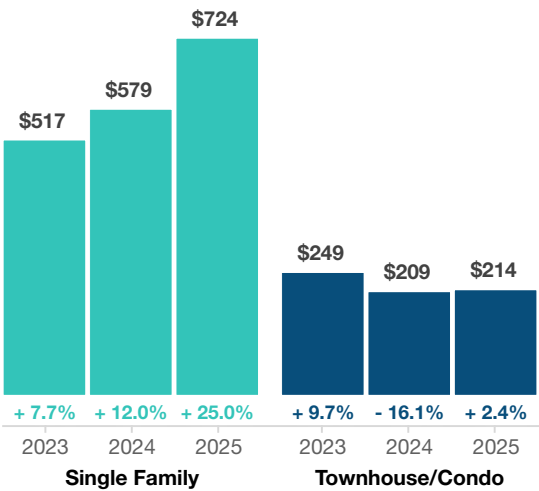


# Dollar Volume of Closed Sales (in millions)

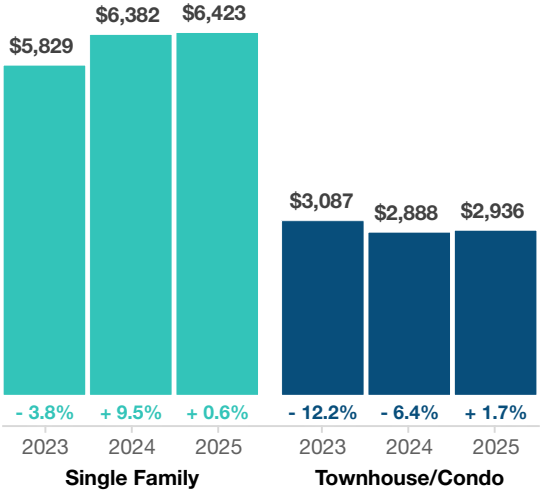
The total dollar volume for all closed sales in a given month (in millions). Does not account for seller concessions.



## October

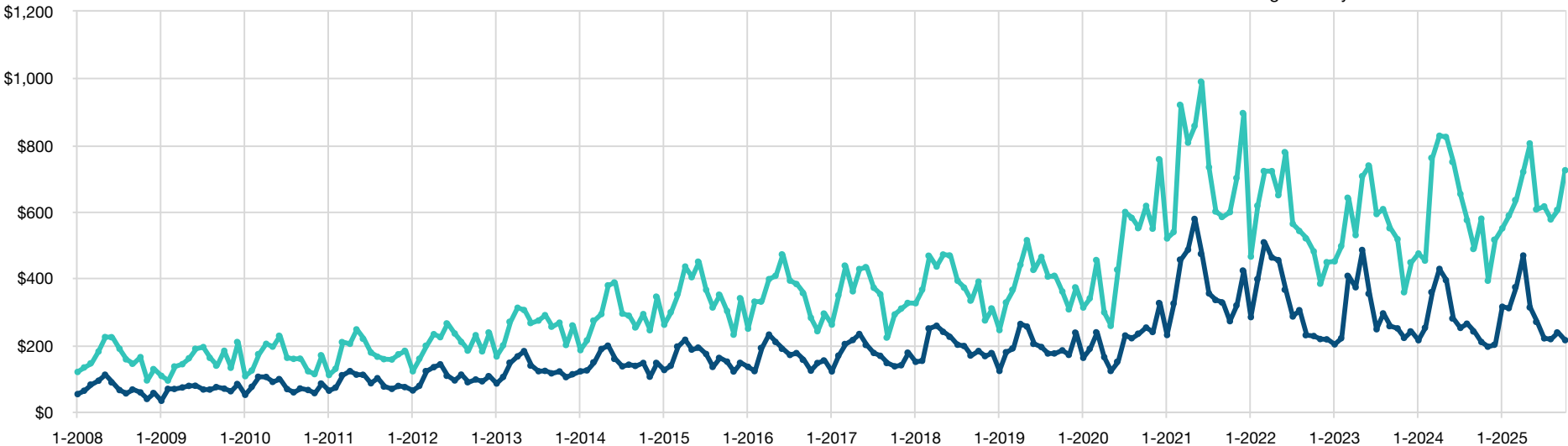


## Year to Date



\$ Volume of Closed Sales (in millions)	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	\$393	+ 9.8%	\$195	- 11.8%
Dec-2024	\$515	+ 15.0%	\$200	- 16.7%
Jan-2025	\$550	+ 16.0%	\$314	+ 46.7%
Feb-2025	\$588	+ 29.8%	\$310	+ 23.5%
Mar-2025	\$634	- 16.7%	\$373	+ 4.2%
Apr-2025	\$719	- 13.1%	\$468	+ 9.3%
May-2025	\$804	- 2.4%	\$312	- 20.8%
Jun-2025	\$607	- 19.0%	\$269	- 3.6%
Jul-2025	\$616	- 5.7%	\$220	- 12.4%
Aug-2025	\$576	+ 0.3%	\$217	- 17.8%
Sep-2025	\$605	+ 24.0%	\$237	- 1.3%
Oct-2025	\$724	+ 25.0%	\$214	+ 2.4%
12-Month Avg	\$611	+ 2.0%	\$278	- 0.4%

## Historical Dollar Volume of Closed Sales (in millions) by Month

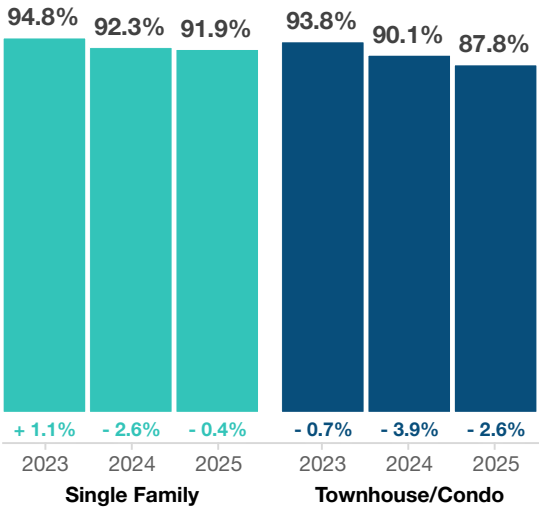


# Percent of Original List Price Received

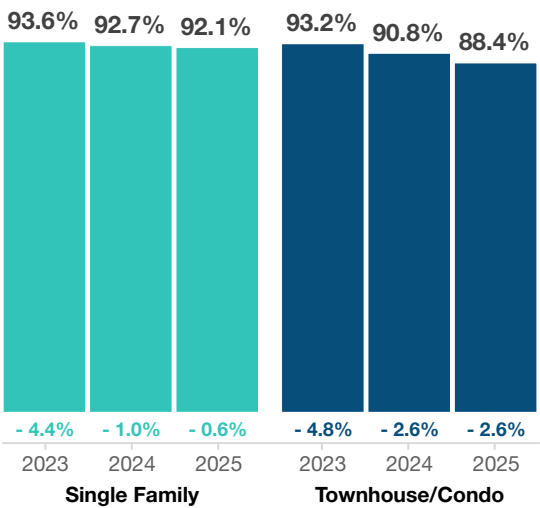
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## October



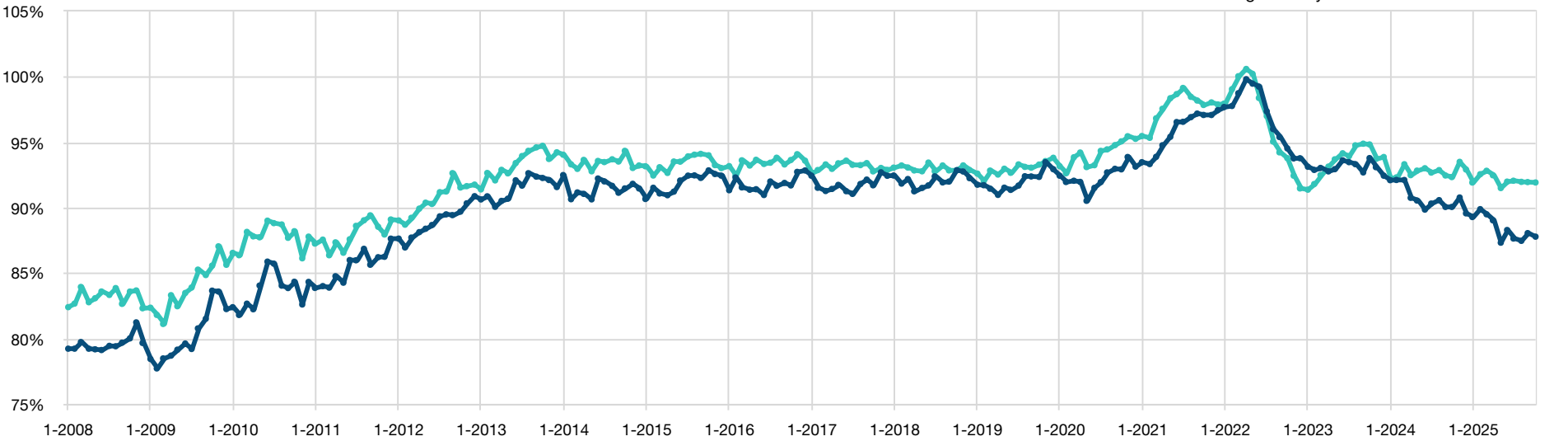
## Year to Date



Pct. of Orig. Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	93.5%	- 0.2%	90.8%	- 2.5%
Dec-2024	92.9%	- 1.1%	89.6%	- 3.0%
Jan-2025	91.9%	- 0.3%	89.3%	- 3.0%
Feb-2025	92.6%	+ 0.3%	89.9%	- 2.4%
Mar-2025	92.8%	- 0.5%	89.5%	- 2.8%
Apr-2025	92.5%	0.0%	89.0%	- 1.9%
May-2025	91.5%	- 1.4%	87.3%	- 3.5%
Jun-2025	92.0%	- 1.1%	88.3%	- 1.7%
Jul-2025	92.1%	- 0.6%	87.6%	- 3.0%
Aug-2025	92.0%	- 1.0%	87.5%	- 3.4%
Sep-2025	92.0%	- 0.5%	88.1%	- 2.2%
Oct-2025	91.9%	- 0.4%	87.8%	- 2.6%
12-Month Avg*	92.3%	- 0.6%	88.7%	- 2.7%

\* Pct. of Orig. Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

## Historical Percent of Original List Price Received by Month



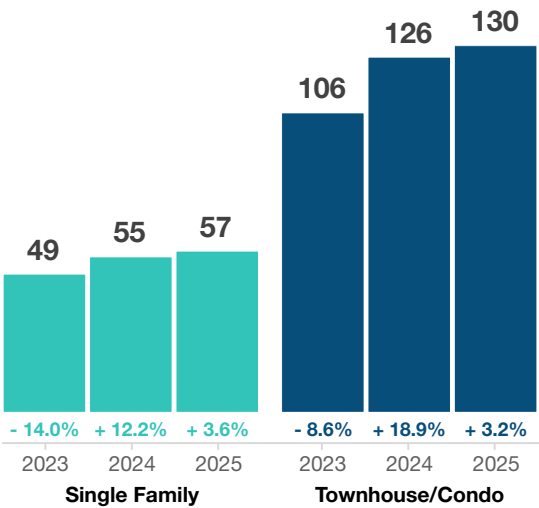


# Housing Affordability Index

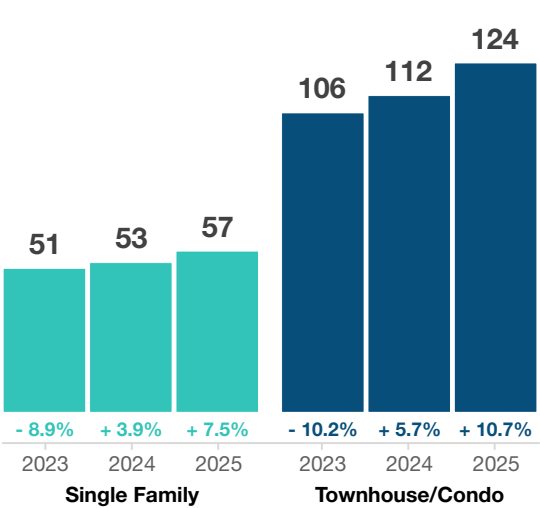
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## October

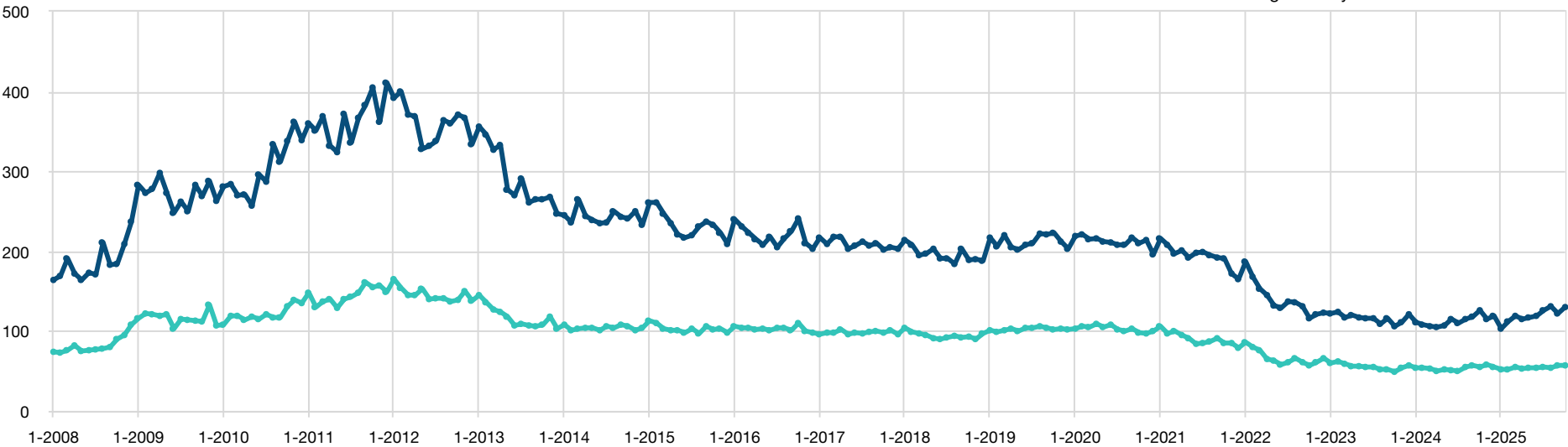


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	58	+ 7.4%	115	+ 3.6%
Dec-2024	55	- 3.5%	119	- 1.7%
Jan-2025	52	- 3.7%	103	- 7.2%
Feb-2025	52	- 3.7%	112	+ 3.7%
Mar-2025	55	+ 3.8%	119	+ 12.3%
Apr-2025	53	+ 6.0%	115	+ 9.5%
May-2025	54	+ 3.8%	117	+ 9.3%
Jun-2025	54	+ 5.9%	119	+ 3.5%
Jul-2025	55	+ 10.0%	126	+ 14.5%
Aug-2025	54	- 1.8%	131	+ 13.9%
Sep-2025	57	0.0%	122	+ 3.4%
Oct-2025	57	+ 3.6%	130	+ 3.2%
12-Month Avg	55	+ 1.9%	119	+ 5.3%

## Historical Housing Affordability Index by Month

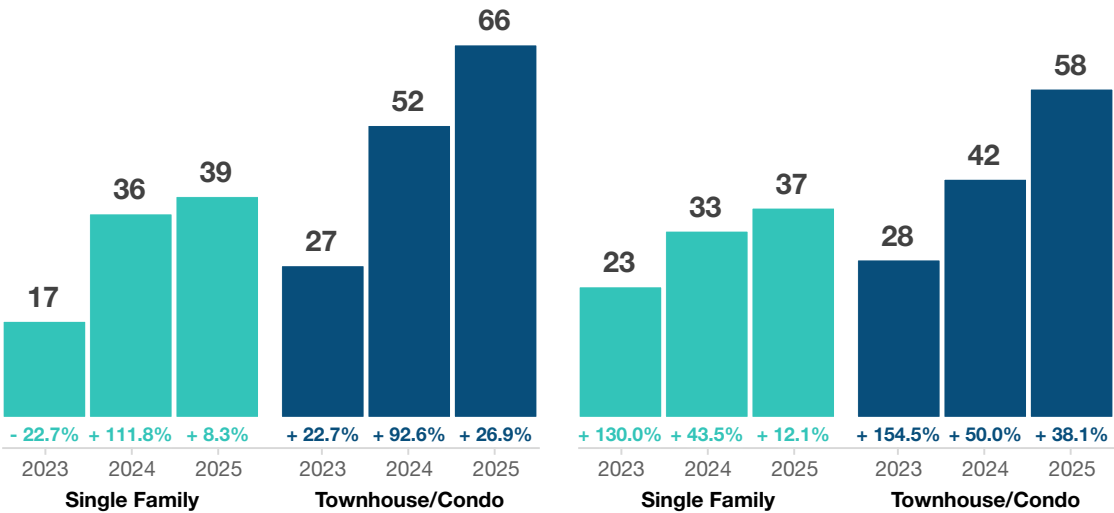


# Median Time to Contract

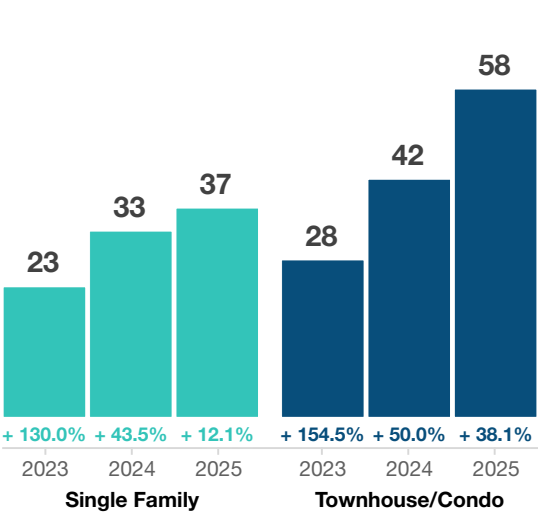
Median number of days between when a property is listed and when an offer is accepted in a given month.



## October



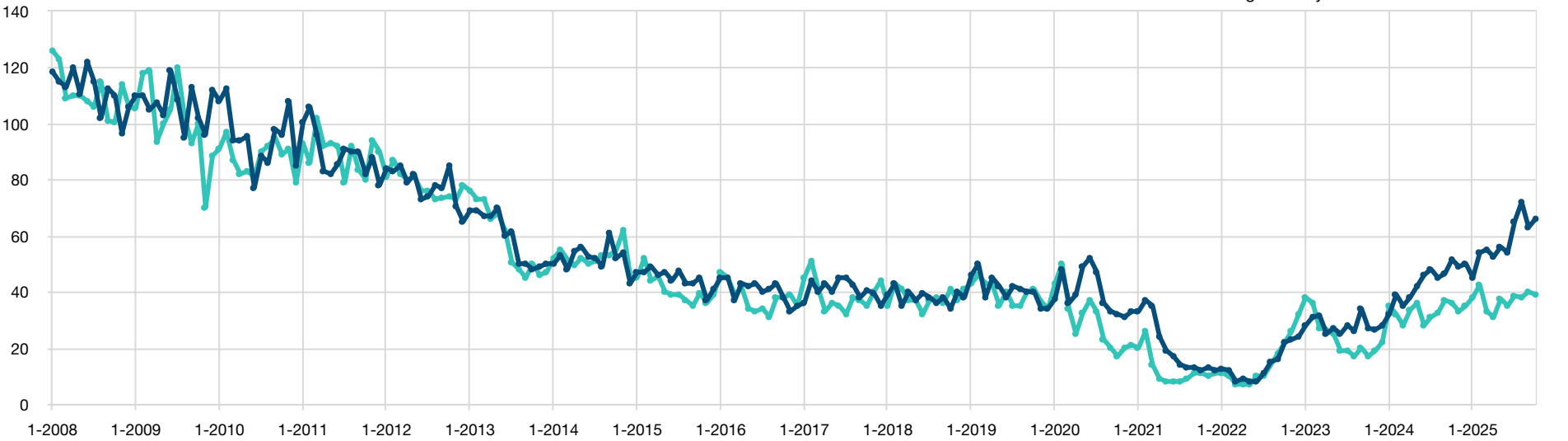
## Year to Date



Median Time to Contract	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	33	+ 73.7%	49	+ 81.5%
Dec-2024	35	+ 59.1%	50	+ 78.6%
Jan-2025	38	+ 8.6%	45	+ 40.6%
Feb-2025	43	+ 34.4%	54	+ 38.5%
Mar-2025	33	+ 17.9%	55	+ 57.1%
Apr-2025	31	- 8.8%	53	+ 39.5%
May-2025	38	+ 5.6%	56	+ 33.3%
Jun-2025	35	+ 25.0%	54	+ 17.4%
Jul-2025	39	+ 25.8%	65	+ 35.4%
Aug-2025	38	+ 15.2%	72	+ 60.0%
Sep-2025	40	+ 8.1%	63	+ 34.0%
Oct-2025	39	+ 8.3%	66	+ 26.9%
12-Month Avg*	36	+ 18.0%	57	+ 42.5%

\* Median Time to Contract for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

## Historical Median Time to Contract by Month

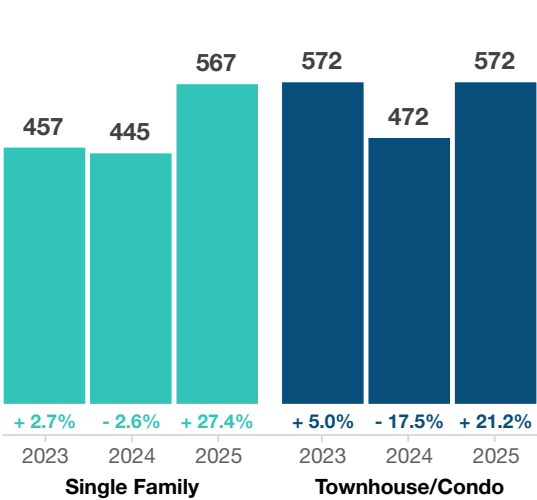


# Pending Sales

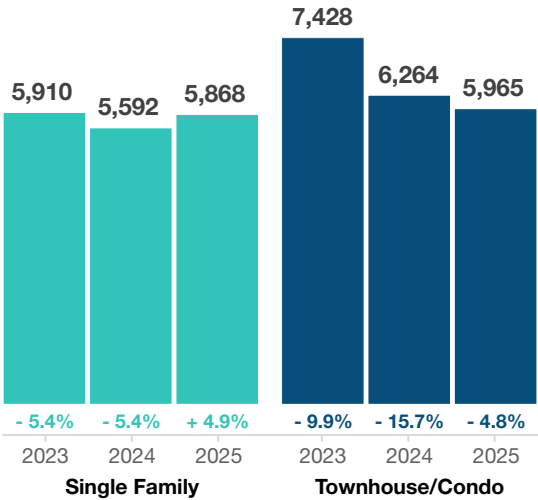
A count of the properties on which offers have been accepted in a given month.



## October

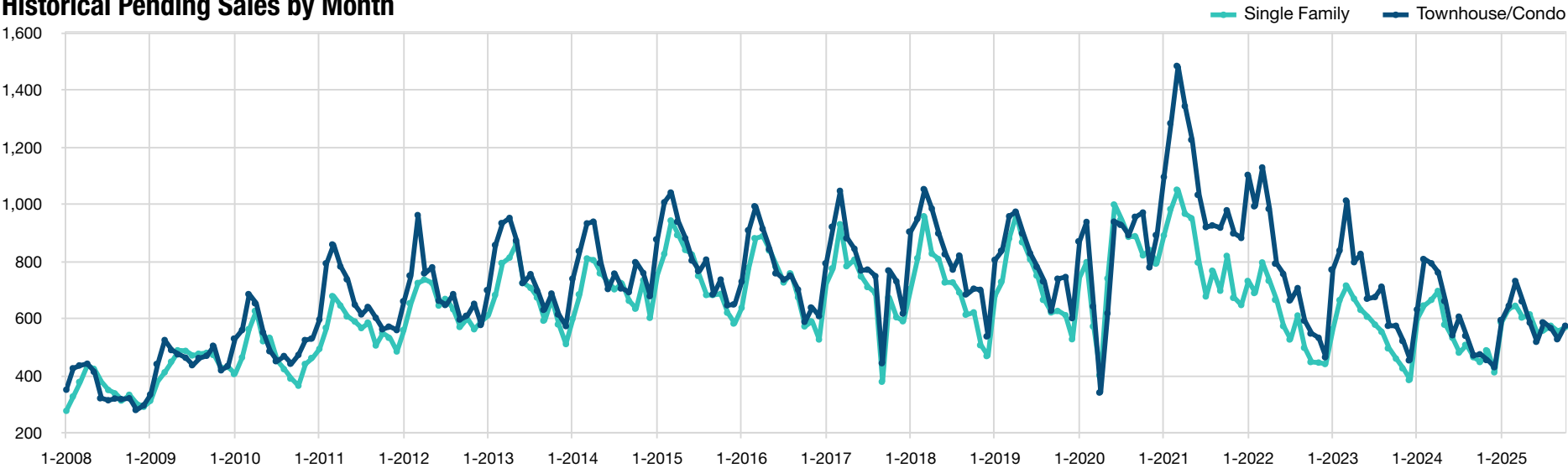


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	486	+ 14.9%	452	- 12.9%
Dec-2024	409	+ 7.1%	427	- 5.3%
Jan-2025	585	- 1.8%	592	- 5.9%
Feb-2025	632	- 1.7%	642	- 20.3%
Mar-2025	642	- 3.2%	729	- 7.8%
Apr-2025	601	- 13.4%	658	- 13.3%
May-2025	612	+ 6.3%	583	- 11.5%
Jun-2025	549	+ 3.6%	516	- 4.3%
Jul-2025	555	+ 16.1%	584	- 3.3%
Aug-2025	572	+ 13.3%	564	+ 5.0%
Sep-2025	553	+ 19.7%	525	+ 12.2%
Oct-2025	567	+ 27.4%	572	+ 21.2%
12-Month Avg	564	+ 5.8%	570	- 5.5%

## Historical Pending Sales by Month

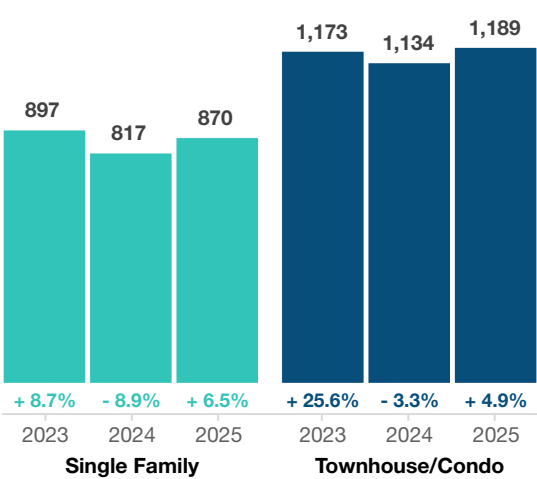


# New Listings

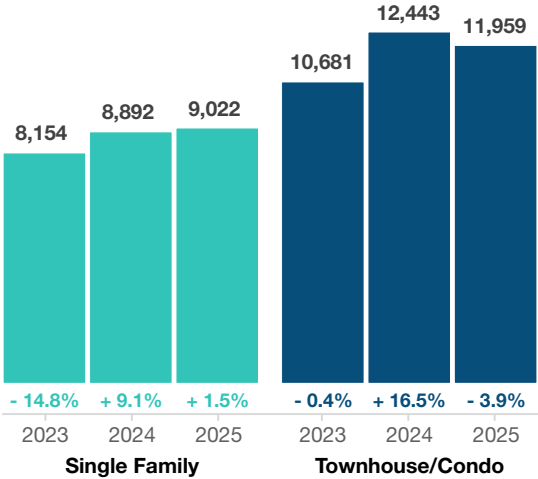
A count of the properties that have been newly listed on the market in a given month.



## October

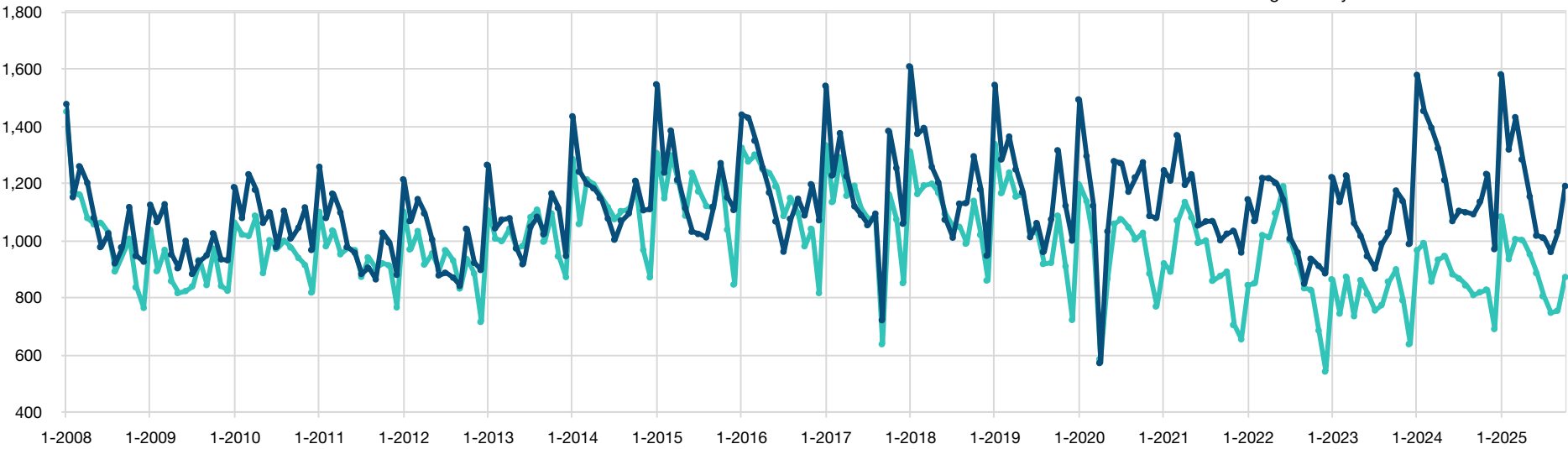


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	826	+ 4.7%	1,231	+ 8.3%
Dec-2024	688	+ 8.3%	968	- 1.8%
Jan-2025	1,082	+ 12.2%	1,580	+ 0.1%
Feb-2025	933	- 5.7%	1,317	- 9.3%
Mar-2025	1,003	+ 17.4%	1,430	+ 2.7%
Apr-2025	1,000	+ 7.4%	1,282	- 3.0%
May-2025	950	+ 0.6%	1,152	- 4.8%
Jun-2025	884	+ 0.5%	1,015	- 4.8%
Jul-2025	803	- 7.2%	1,008	- 8.5%
Aug-2025	745	- 11.4%	958	- 12.7%
Sep-2025	752	- 6.8%	1,028	- 5.7%
Oct-2025	870	+ 6.5%	1,189	+ 4.9%
12-Month Avg	878	+ 2.1%	1,180	- 2.8%

## Historical New Listings by Month

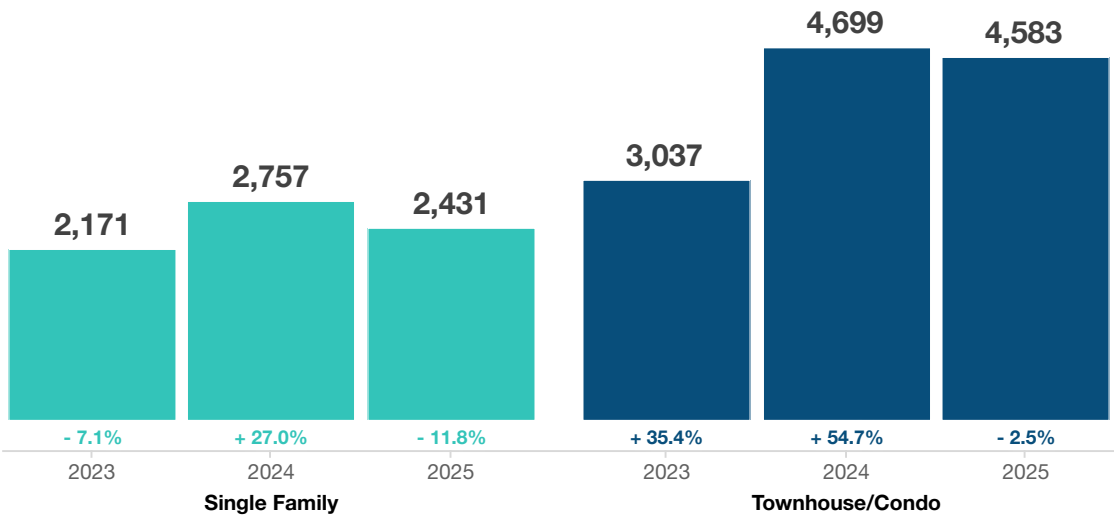


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

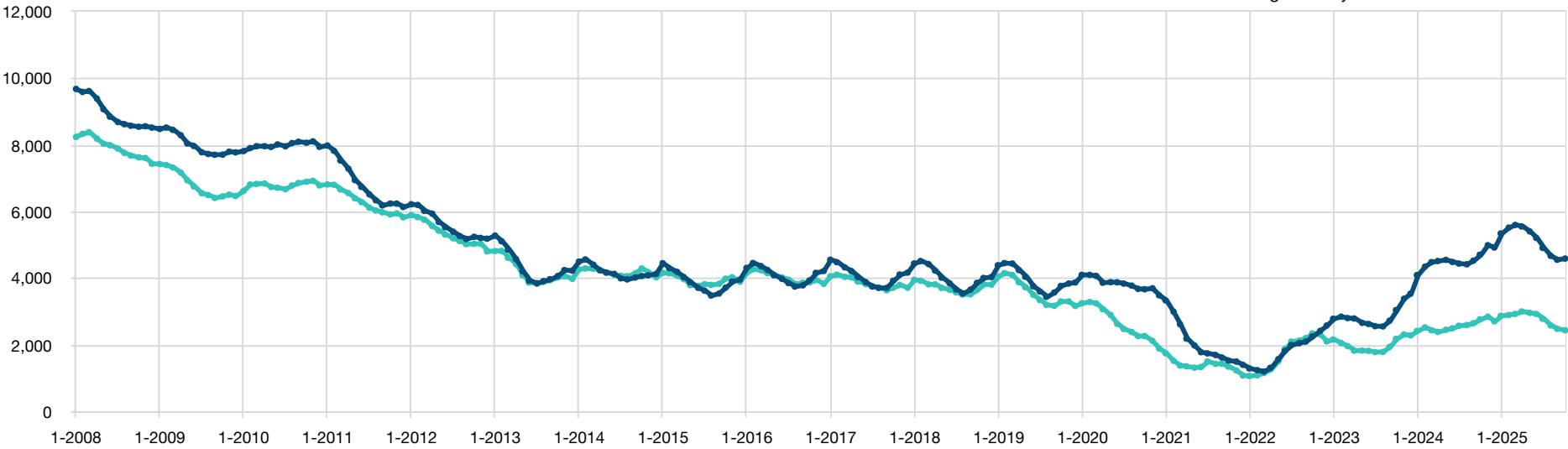


## October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	2,838	+ 23.2%	4,985	+ 47.6%
Dec-2024	2,698	+ 18.5%	4,915	+ 39.3%
Jan-2025	2,863	+ 18.8%	5,337	+ 30.6%
Feb-2025	2,891	+ 14.9%	5,512	+ 27.0%
Mar-2025	2,921	+ 20.2%	5,594	+ 25.0%
Apr-2025	2,994	+ 25.8%	5,547	+ 23.0%
May-2025	2,952	+ 20.8%	5,399	+ 18.8%
Jun-2025	2,920	+ 17.3%	5,204	+ 16.1%
Jul-2025	2,776	+ 8.2%	4,904	+ 10.6%
Aug-2025	2,577	- 0.4%	4,666	+ 5.8%
Sep-2025	2,474	- 6.4%	4,548	+ 0.6%
Oct-2025	2,431	- 11.8%	4,583	- 2.5%
12-Month Avg	2,778	+ 11.9%	5,100	+ 19.0%

## Historical Inventory of Homes for Sale by Month

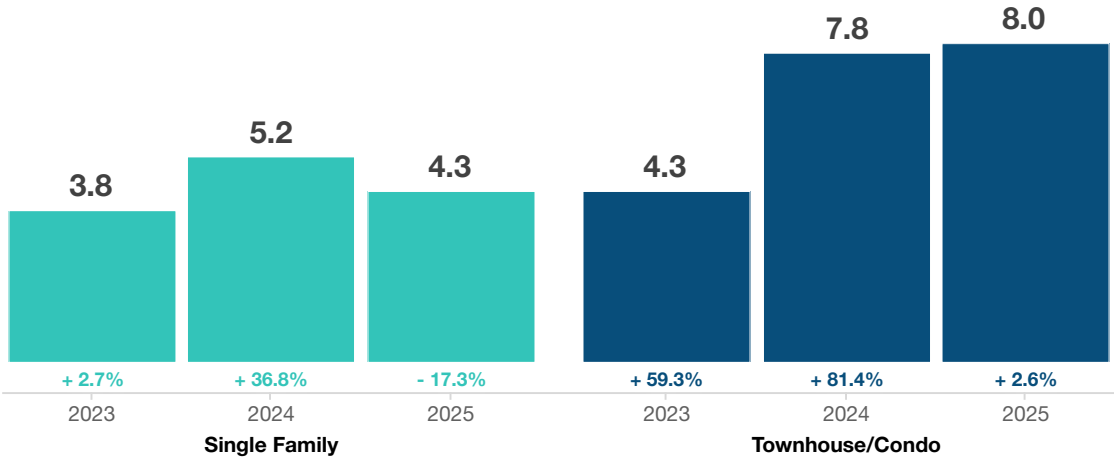


# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



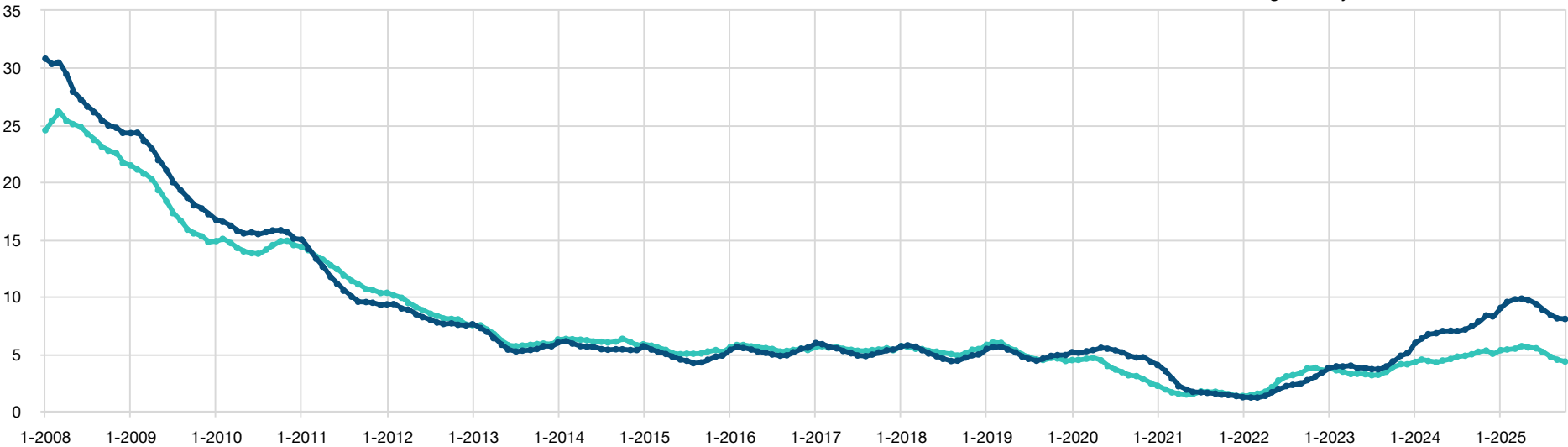
## October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Nov-2024	5.3	+ 29.3%	8.3	+ 72.9%
Dec-2024	5.0	+ 22.0%	8.3	+ 66.0%
Jan-2025	5.3	+ 23.3%	9.0	+ 52.5%
Feb-2025	5.4	+ 20.0%	9.5	+ 50.8%
Mar-2025	5.4	+ 22.7%	9.8	+ 46.3%
Apr-2025	5.7	+ 32.6%	9.8	+ 44.1%
May-2025	5.5	+ 25.0%	9.7	+ 38.6%
Jun-2025	5.5	+ 22.2%	9.3	+ 32.9%
Jul-2025	5.1	+ 8.5%	8.8	+ 25.7%
Aug-2025	4.7	- 2.1%	8.4	+ 18.3%
Sep-2025	4.5	- 8.2%	8.1	+ 9.5%
Oct-2025	4.3	- 17.3%	8.0	+ 2.6%
12-Month Avg*	5.1	+ 13.9%	8.9	+ 35.7%

\* Months Supply for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
Closed Sales		1,038	1,097	+ 5.7%	11,756	11,561	- 1.7%
Median Sales Price		\$430,000	\$460,000	+ 7.0%	\$460,000	\$464,000	+ 0.9%
Average Sales Price		\$760,748	\$855,953	+ 12.5%	\$789,687	\$810,913	+ 2.7%
Dollar Volume of Closed Sales (in millions)		\$787	\$938	+ 19.2%	\$9,270	\$9,359	+ 1.0%
Percent of Original List Price Received		91.1%	90.0%	- 1.2%	91.7%	90.2%	- 1.6%
Housing Affordability Index		82	79	- 3.7%	77	79	+ 2.6%
Median Time to Contract		44	53	+ 20.5%	38	47	+ 23.7%
Pending Sales		917	1,139	+ 24.2%	11,856	11,833	- 0.2%
New Listings		1,951	2,059	+ 5.5%	21,335	20,981	- 1.7%
Inventory of Homes for Sale		7,456	7,014	- 5.9%	—	—	—
Months Supply of Inventory		6.6	6.2	- 6.1%	—	—	—

Single Family and Townhouse/Condo Properties