



FRISBIE

PALM BEACH REAL ESTATE

Q3 2026 RESIDENTIAL MARKET REPORT SINGLE FAMILY & CONDOMINIUM/CO-OP

OVERVIEW

The third quarter of 2026 marked a shift toward tighter monetary policy. In September, the Federal Reserve unanimously raised the benchmark rate by 25 basis points to 3.75% – 4%, its first increase since 2023, citing inflation that has remained above the 2% target for more than five years. Officials signaled that one more increase is likely before year-end, after which rates are expected to stay near current levels through 2027. Despite tighter policy, the broader U.S. economy continues to expand at a solid pace, supported by resilient consumer spending, strong business investment, and a stable labor market with unemployment near 4.1%. Corporate America is also posting exceptional results, with S&P 500 earnings expected to grow nearly 30% year-over-year in the third quarter, following roughly 50% growth in the second.

Across Palm Beach, the residential market showed little sign of a summer slowdown, carrying its first-half strength through what is typically a quieter season. Single-family transactions more than doubled year-over-year, and pending single-family dollar volume reached the highest Q3 level on record, likely setting the stage for an active season ahead. Inventory remained tight, with active listings declining across all three segments. Both condominium segments posted higher transaction counts year-over-year, though dollar volume and prices eased against a strong Q3 2025. For now, demand continues to outpace supply, fueled by a growing high-net-worth population and broad corporate investment across the region.

INVENTORY

Single-Family Residential:

- There were **70** active offerings in the Multiple Listing Service (MLS) at the end of Q3 2026, representing an approximate 8-month supply.
- Inventory is down **18%** year-over-year, continuing the tightening seen in the first half of the year.

Midtown Condo/Co-Op:

- **44** offerings were in the MLS at the end of Q3 2026, representing an approximate 6-month supply.
- Inventory in this segment is down **25%** compared to Q3 2025.

South End Condo/Co-Op:

- **80** offerings were in the MLS at the end of Q3 2026, representing an approximate 9-month supply.
- This figure is down **19%** compared with Q3 2025.

TRANSACTIONS

Single-Family Residential:

- There were **27** transactions in Q3, reflecting an impressive **108%** increase year-over-year and the highest Q3 transaction volume since 2021.

- **15** properties were pending in the MLS at the close of Q3 totaling approximately **\$528M** in combined asking prices, a **60%** increase in asking price volume year-over-year and the highest Q3 MLS pending volume on record. This suggests a strong start to the fourth quarter.

Midtown Condo/Co-Op:

- There were **22** transactions in the Midtown market in Q3 2026, an increase of **22%** year-over-year, and the highest Q3 transaction volume since 2021.
- **6** MLS properties were pending at the close of Q3, totaling approximately **\$13M** in combined asking prices, a **70%** decrease in asking price volume year-over-year.

South End Condo/Co-Op:

- There were **26** transactions in the South End in Q3 2026, a **24%** increase year-over-year, and the highest Q3 transaction volume since 2021.
- **7** properties were under contract at the end of the quarter, totaling approximately **\$20.2M** in combined asking prices, a **3%** increase year-over-year.

DOLLAR VOLUME

Single-Family Residential:

- Q3 dollar volume totaled **\$385M**, up **41%** from Q3 2025 and the highest Q3 dollar volume since 2021.
- **59%** of all Q3 transactions were sold at or above \$10M.
- The highest-priced transaction of Q3 was the **\$40M** sale of a lakefront estate on prestigious Everglades Island.

Midtown Condo/Co-Op:

- Q3 dollar volume totaled **\$76M**, down **12%** year-over-year.
- The **\$12.1M** off-market sale of a unit at Breakers Row was the highest recorded sale of Q3.

South End Condo/Co-Op:

- Q3 dollar volume totaled **\$41M**, down **14%** year-over-year.
- A **\$3.1M** sale at The Reef marked the highest priced trade of Q3.

PRICES

Single-Family Residential:

- Q3 Median: **\$12M**, up **6%** year-over-year and the second-highest Q3 median on record.
- Q3 Average: **\$14.3M**, down **32%** year-over-year.

Midtown Condo/Co-Op:

- Q3 Median: **\$3.1M**, down **10%** year-over-year, but still the second highest Q3 median on record.
- Q3 Average: **\$3.5M**, down **28%** year-over-year.

South End Condo/Co-Op:

- Q3 Median: **\$1.4M**, down **28%** year-over-year.
- Q3 Average: **\$1.6M**, down **31%** year-over-year.

OBSERVATIONS

Through the first three quarters of 2026, Palm Beach recorded its highest year-to-date dollar volume since the 2021 post-pandemic surge. With 131 transactions totaling \$2.3B, the year has already surpassed year-end 2025 transaction and dollar volume totals by 10% and 7%, respectively. That strength extends across the broader region, where luxury homes in the West Palm Beach metro now sell for nearly nine times the price of a typical home, the widest gap of any major U.S. market, according to Redfin.

Behind that demand is one of the world's foremost concentrations of private wealth. September's Forbes 400 list of the richest Americans included at least 35 Palm Beach residents, while the island is home to an estimated 65 billionaires with a combined net worth of \$649 billion. That wealth is also reshaping how buyers approach the island's limited land. The Wall Street Journal recently highlighted "landmaxxing," a trend in which ultra-wealthy buyers acquire neighboring homes and lots to assemble private compounds, citing Ken Griffin's more than \$450 million, 27 acre assemblage in Palm Beach, a remarkable feat given that fewer than 10 properties on the island span 5 acres or more.

The region's institutions are expanding to match. Vanderbilt University has raised \$400 million toward its \$520 million fundraising goal for its new 9-acre graduate campus in West Palm Beach, designed for 1,000 students and set to open in 2029. In July, West Palm Beach approved the sale of 57 acres to Pine Crest School, with support from Stephen Ross, for what will become its largest campus, serving pre-K through high school.

Statewide, Florida's approximately \$1.8 trillion economy is the 4th largest in the U.S. and, if compared with individual nations, would now rank about the 14th largest in the world, according to BEA data and the Florida Chamber Foundation. Companies continue to take notice. Wells Fargo is relocating its Wealth & Investment Management headquarters to One Flagler, with roughly 100 employees expected to move by year-end, and in September, Andreessen Horowitz announced a regional headquarters at CityPlace Tower, opening in early 2027. In healthcare, Cleveland Clinic is advancing a 200-bed West Palm Beach hospital slated for late 2029, while Palm Beach Health Network and Easton Street Capital have proposed a Global Center of Medical Excellence at the Good Samaritan Medical Center campus.

As the market enters the winter season, Palm Beach remains well positioned for continued strength, supported by sustained wealth migration, exceptionally limited inventory, and significant long-term investment. While broader economic conditions warrant continued monitoring, these fundamentals reinforce confidence in the market's long-term outlook.

SUZANNE FRISBIE | BROKER ASSOCIATE – THE CORCORAN GROUP, PALM BEACH

561.373.0941 | SUZANNE@FRISBIEPALMBEACH.COM

2026 RealTrends Verified & The Thousand, by Individual Sales Volume as Reported by The Wall Street Journal, **#4** in Palm Beach, **#10** in FL & **#41** in the U.S.

WWW.FRISBIEPALMBEACH.COM | [@FRISBIEPALMBEACH](https://FACEBOOK.COM/FRISBIEPALMBEACH)

Above information pertains to the 33480 zip code and is derived from the Palm Beach Multiple Listing Service, The Beaches Multiple Listing Service (collectively referred to as the 'MLS') in conjunction with the Property Tax Appraiser's website (PAPA), the Courthouse Retrieval System (CRS) & individual transaction Broker testimonial.