

Highland Beach

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	5-2024	5-2025	% Change
Closed Sales	1	3	+ 200.0%	6	6	0.0%
Median Sales Price*	\$50,000,000	\$12,000,000	- 76.0%	\$12,518,750	\$13,500,000	+ 7.8%
Average Sales Price*	\$50,000,000	\$14,850,074	- 70.3%	\$17,447,917	\$15,183,370	- 13.0%
Dollar Volume	\$50,000,000	\$44,550,222	- 10.9%	\$104,687,500	\$91,100,222	- 13.0%
Percent of Original List Price Received*	83.5%	86.5%	+ 3.6%	88.3%	85.5%	- 3.2%
Median Time to Contract	192	155	- 19.3%	130	142	+ 9.2%
Pending Sales	1	0	- 100.0%	5	7	+ 40.0%
New Listings	3	3	0.0%	8	10	+ 25.0%
Inventory of Homes for Sale	8	10	+ 25.0%	—	—	—
Months Supply of Inventory	7.1	5.6	- 21.1%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	% Change	5-2024	5-2025	% Change
Closed Sales	15	15	0.0%	65	56	- 13.8%
Median Sales Price*	\$815,000	\$1,015,000	+ 24.5%	\$950,000	\$1,047,500	+ 10.3%
Average Sales Price*	\$1,226,867	\$1,038,000	- 15.4%	\$1,258,104	\$1,135,138	- 9.8%
Dollar Volume	\$18,403,000	\$15,570,000	- 15.4%	\$81,776,750	\$63,567,750	- 22.3%
Percent of Original List Price Received*	88.4%	84.8%	- 4.1%	90.0%	85.9%	- 4.6%
Median Time to Contract	125	93	- 25.6%	76	102	+ 34.2%
Pending Sales	8	13	+ 62.5%	72	65	- 9.7%
New Listings	20	28	+ 40.0%	136	160	+ 17.6%
Inventory of Homes for Sale	108	152	+ 40.7%	—	—	—
Months Supply of Inventory	9.1	14.3	+ 57.1%	—	—	—

* Does not account for seller concessions. Percent change may be extreme due to small sample size. Dash (—) means no activity to report on for specified time period.

