

The September 2026 county numbers are out. Here is what they cannot tell a seller.

Every county report this month describes last month's market for houses the same basic way: fewer houses for sale than a year ago in all five counties, fewer months of supply in all five counties, a higher median sale price in four of five, and a faster median time to contract in four of five (St. Lucie is the exception). Those are the facts about the homes that sold and the month-end count. They say nothing about the homes still waiting, and that is the number a seller pricing today needs.

The short version. In Riviera Beach, 64.2% of the 53 houses for sale on October 16, 2026 have already cut their asking price at least once, against 41.1% across Palm Beach County. In Parkland, it is 60.5% of 147 houses, against 44.3% across Broward County. Those are city lines. The September 2026 county reports show house inventory down from September 2025 in all five counties (by between 1% in St. Lucie and 20% in Palm Beach) and months of supply down 6% to 29%.

The county report answers "what did homes sell for last month." The price-cut figure answers "how many sellers near me have already moved their asking price." A seller needs both, and only one of them appears in the headline.

Palm Beach County

HOUSES

The September 2026 county report: median sale price \$656,000 (6.7% from a year earlier), 1,132 closed sales (-2.7%), 4,481 homes for sale at month end (-19.6%), 3.6 months of supply, median 43 days to contract.

What the county report cannot show. Of the 3,972 houses listed for sale in Palm Beach County today, 41.1% have already cut their asking price at least once; 37.7% of the ones now under contract cut before they found a buyer. Across the 16 cities with at least 30 active houses, the share that has cut runs from 22.2% (Palm Beach) to 64.2% (Riviera Beach).

Palm Beach County houses by city (16 cities with at least 30 for sale)					
CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Riviera Beach	53	64.2%	20.0%	90	\$369,900
Greenacres	67	55.2%	46.4%	77	\$515,000
Westlake	75	50.7%	60.9%	69	\$729,999
Loxahatchee	124	50.0%	46.2%	86	\$842,000
The Acreage	83	48.2%	51.9%	79	\$750,000
... 8 more cities on the price-cuts pages ...					
West Palm Beach	515	37.1%	38.6%	74	\$699,999
North Palm Beach	53	26.4%	41.7%	93	\$4,445,000
Palm Beach	72	22.2%	30.0%	164	\$19,200,000

CONDOS AND TOWNHOUSES

The September 2026 county report: median sale price \$310,000 (3.3% from a year earlier), 782 closed sales (-4.3%), 5,858 homes for sale at month end (-15.3%), 6.8 months of supply, median 53 days to contract.

What the county report cannot show. Of the 5,230 condos and townhouses listed for sale in Palm Beach County today, 43.6% have already cut their asking price at least once; 38.7% of the ones now under contract cut before they found a buyer. Across the 20 cities with at least 30 active condos and townhouses, the share that has cut runs from 16.9% (Juno Beach) to 53.3% (Royal Palm Beach).

Palm Beach County condos and townhouses by city (20 cities with at least 30 for sale)					
CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Royal Palm Beach	45	53.3%	50.0%	95	\$250,000
North Palm Beach	180	52.8%	38.9%	119	\$388,700
Lake Park	58	50.0%	28.6%	121	\$1,495,000
Greenacres	180	48.9%	53.8%	116	\$179,900
Boynton Beach	569	48.7%	52.6%	106	\$227,500
... 12 more cities on the price-cuts pages ...					
Palm Beach	153	28.1%	28.6%	88	\$1,535,000
Hypoluxo	41	24.4%	62.5%	67	\$309,000
Juno Beach	59	16.9%	4.4%	143	\$1,100,000

Broward County

HOUSES

The September 2026 county report: median sale price \$641,500 (2.4% from a year earlier), 974 closed sales (-7.1%), 4,351 homes for sale at month end (-18.1%), 4.2 months of supply, median 39 days to contract.

What the county report cannot show. Of the 4,270 houses listed for sale in Broward County today, 44.3% have already cut their asking price at least once; 40.7% of the ones now under contract cut before they found a buyer. Across the 26 cities with at least 30 active houses, the share that has cut runs from 33.3% (Southwest Ranches) to 60.5% (Parkland).

Broward County houses by city (26 cities with at least 30 for sale)					
CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Parkland	147	60.5%	38.5%	79	\$1,298,000
Hallandale Beach	55	56.4%	35.7%	89	\$635,000
Oakland Park	129	55.0%	48.7%	77	\$650,000
Coconut Creek	45	48.9%	39.4%	53	\$605,000
Davie	162	48.1%	40.4%	76	\$1,237,500
... 18 more cities on the price-cuts pages ...					
Sunrise	131	38.2%	41.5%	42	\$549,000
Lighthouse Point	82	36.6%	35.3%	118	\$2,972,000
Southwest Ranches	63	33.3%	50.0%	105	\$2,700,000

CONDOS AND TOWNHOUSES

The September 2026 county report: median sale price \$235,000 (-14.5% from a year earlier), 851 closed sales (-12.5%), 9,582 homes for sale at month end (-12.0%), 10.2 months of supply, median 69 days to contract.

What the county report cannot show. Of the 9,017 condos and townhouses listed for sale in Broward County today, 44.7% have already cut their asking price at least once; 47.3% of the ones now under contract cut before they found a buyer. Across the 24 cities with at least 30 active condos and townhouses, the share that has cut runs from 38.7% (Lauderdale By The Sea) to 58.8% (North Lauderdale).

Broward County condos and townhouses by city (24 cities with at least 30 for sale)					
CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
North Lauderdale	80	58.8%	37.5%	164	\$180,000
Wilton Manors	50	58.0%	100.0%	98	\$229,950
Lighthouse Point	48	56.2%	57.1%	94	\$174,450
Margate	323	52.6%	44.1%	128	\$128,000
Davie	183	51.9%	27.6%	91	\$229,990
... 16 more cities on the price-cuts pages ...					
Lauderhill	517	39.7%	54.0%	144	\$129,000
Fort Lauderdale	1,369	39.1%	41.6%	127	\$499,000
Lauderdale By The Sea	111	38.7%	40.0%	116	\$500,000

Miami-Dade County

HOUSES

The September 2026 county report: median sale price \$692,000 (4.1% from a year earlier), 824 closed sales (-4.7%), 4,536 homes for sale at month end (-16.6%), 5.1 months of supply, median 41 days to contract.

What the county report cannot show. Of the 4,619 houses listed for sale in Miami-Dade County today, 40.7% have already cut their asking price at least once; 34.7% of the ones now under contract cut before they found a buyer. Across the 18 cities with at least 30 active houses, the share that has cut runs from 25.5% (Miami Shores) to 47.9% (Hialeah).

Miami-Dade County houses by city (18 cities with at least 30 for sale)					
CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Hialeah	259	47.9%	44.6%	66	\$680,000
Homestead	573	46.4%	39.5%	70	\$605,000
Doral	112	43.8%	47.4%	74	\$1,249,000
Miami Gardens	215	43.7%	27.4%	60	\$555,000
Coral Gables	135	43.0%	33.3%	79	\$3,299,980
... 10 more cities on the price-cuts pages ...					
Miami Beach	160	27.5%	30.6%	95	\$5,636,500
Miami Springs	30	26.7%	16.7%	47	\$982,500
Miami Shores	51	25.5%	28.6%	44	\$2,175,000

CONDOS AND TOWNHOUSES

The September 2026 county report: median sale price \$417,090 (-0.7% from a year earlier), 909 closed sales (0.6%), 11,706 homes for sale at month end (-7.2%), 12.3 months of supply, median 67 days to contract.

What the county report cannot show. Of the 11,012 condos and townhouses listed for sale in Miami-Dade County today, 38.0% have already cut their asking price at least once; 41.5% of the ones now under contract cut before they found a buyer. Across the 17 cities with at least 30 active condos and townhouses, the share that has cut runs from 27.7% (Bal Harbour) to 45.5% (North Miami Beach).

Miami-Dade County condos and townhouses by city (17 cities with at least 30 for sale)					
CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
North Miami Beach	255	45.5%	43.5%	136	\$339,000
Aventura	1,099	42.7%	53.7%	127	\$460,000
Homestead	229	41.0%	47.4%	102	\$243,999
Sunny Isles Beach	1,083	40.4%	48.6%	135	\$685,000
North Miami	252	39.7%	41.7%	118	\$209,000
... 9 more cities on the price-cuts pages ...					
Bay Harbor Islands	150	34.0%	20.0%	132	\$1,097,000
Surfside	68	33.8%	15.4%	184	\$994,500
Bal Harbour	119	27.7%	27.3%	140	\$2,650,000

Martin County

HOUSES

The September 2026 county report: median sale price \$600,000 (5.3% from a year earlier), 168 closed sales (-4.0%), 682 homes for sale at month end (-18.1%), 3.6 months of supply, median 39 days to contract.

What the county report cannot show. Of the 614 houses listed for sale in Martin County today, 50.0% have already cut their asking price at least once; 43.2% of the ones now under contract cut before they found a buyer. Across the 2 cities with at least 30 active houses, the share that has cut runs from 46.2% (Hobe Sound) to 48.7% (Stuart).

Martin County houses by city (2 cities with at least 30 for sale)					
CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Stuart	230	48.7%	55.2%	80	\$740,000
Hobe Sound	65	46.2%	50.0%	122	\$750,000

CONDOS AND TOWNHOUSES

The September 2026 county report: median sale price \$237,500 (8.0% from a year earlier), 90 closed sales (13.9%), 463 homes for sale at month end (-24.8%), 5.1 months of supply, median 68 days to contract.

What the county report cannot show. Of the 363 condos and townhouses listed for sale in Martin County today, 45.2% have already cut their asking price at least once; 44.1% of the ones now under contract cut before they found a buyer. Only Stuart clears the 30-listing floor for a city line: 45.3% have cut.

Martin County condos and townhouses by city (1 city with at least 30 for sale)					
CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Stuart	276	45.3%	42.9%	120	\$265,000

St. Lucie County

HOUSES

The September 2026 county report: median sale price \$395,000 (-1.3% from a year earlier), 464 closed sales (-8.7%), 2,384 homes for sale at month end (-1.3%), 5.2 months of supply, median 52 days to contract.

What the county report cannot show. Of the 2,269 houses listed for sale in St. Lucie County today, 49.4% have already cut their asking price at least once; 50.8% of the ones now under contract cut before they found a buyer. Only Fort Pierce clears the 30-listing floor for a city line: 41.6% have cut.

St. Lucie County houses by city (1 city with at least 30 for sale)					
CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Fort Pierce	507	41.6%	48.1%	78	\$374,900

CONDOS AND TOWNHOUSES

The September 2026 county report: median sale price \$337,500 (24.1% from a year earlier), 91 closed sales (-3.2%), 635 homes for sale at month end (-10.6%), 7.8 months of supply, median 117 days to contract.

What the county report cannot show. Of the 483 condos and townhouses listed for sale in St. Lucie County today, 43.9% have already cut their asking price at least once; 44.8% of the ones now under contract cut before they found a buyer. Only Fort Pierce clears the 30-listing floor for a city line: 42.7% have cut.

St. Lucie County condos and townhouses by city (1 city with at least 30 for sale)					
CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Fort Pierce	213	42.7%	50.0%	97	\$259,000

Sources and method. County lines: Florida Realtors Monthly Market Detail reports for September 2026, published October 16, 2026 by the local Realtor associations (Single Family Homes and Townhouses and Condos editions, read separately and never blended). Year-over-year percentages are as printed in the reports. City lines: PBP Real Estate's daily reading of the BeachesMLS data feed as of October 16, 2026 (61,439 listing records; listings permitted for internet display only). "Already cut" is the share of active listings whose current asking price is below the original asking price on the listing; "under contract, cut first" is the same share for listings now pending or active under contract. *Median days listed counts every relisting of the same property (cumulative days on market). Cities appear only when at least 30 houses or 30 condos are active; multi-county cities are excluded from the county lines. Definitions of record: pbprealestate.com/methodology/seller-blink-rate/. Corrections, if any, are dated at pbprealestate.com/methodology/corrections/. These are conditions statements about listing behavior, not a value opinion on any property. Information is deemed reliable but not guaranteed.

Page of record: www.pbprealestate.com/press/release-day/2026-09/ (this PDF is the frozen edition; the page carries the same figures).

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