

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

Every county report this month says a version of the same thing: fewer homes for sale than a year ago, fewer months of supply, a modestly higher median sale price, and a faster median time to contract. Those are the facts about the homes that sold. They say nothing about the homes still waiting, and that is the number a seller pricing today needs.

The short version. Across all five counties, house inventory is down from August 2025 in every one, from 3% in St. Lucie to 24% in Palm Beach, and months of supply is down 9% to 33%. Yet on September 16, 2026, between 38.8% and 49.2% of the houses for sale in each county have already cut their asking price at least once, and the city-to-city range inside a single county is wider than the difference between counties: Palm Beach County houses run from 24.1% cut in the town of Palm Beach to 61.2% in Westlake.

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 August 2026 county report: median sale price \$650,000 (3.2% from a year earlier), 1,112 closed sales (-2.0%), 4,345 homes for sale at month end (-23.8%), 3.5 months of supply, median 40 days to contract.

What that hides. Of the 3,728 houses listed for sale in Palm Beach County today, 43.2% have already cut their asking price at least once; 38.3% 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 24.1% (Palm Beach) to 61.2% (Westlake).

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Westlake	67	61.2%	63.0%	68	\$799,000
The Acreage	95	54.7%	50.0%	65	\$745,000
Riviera Beach	54	53.7%	39.3%	40	\$395,000
Royal Palm Beach	90	51.1%	43.3%	55	\$610,000

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Boynton Beach	421	48.9%	37.3%	63	\$569,900
... 8 more cities on the price-cuts pages ...					
North Palm Beach	44	38.6%	22.2%	114	\$4,100,000
Lantana	36	30.6%	16.7%	30	\$499,450
Palm Beach	58	24.1%	26.7%	200	\$15,495,000

CONDOS AND TOWNHOUSES

The August 2026 county report: median sale price \$300,000 (5.3% from a year earlier), 765 closed sales (-6.7%), 5,770 homes for sale at month end (-17.1%), 6.7 months of supply, median 69 days to contract.

What that hides. Of the 5,041 condos and townhouses listed for sale in Palm Beach County today, 45.1% have already cut their asking price at least once; 39.0% 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 19.6% (Juno Beach) to 52.5% (Palm Beach Gardens).

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Palm Beach Gardens	101	52.5%	30.2%	110	\$347,000
Royal Palm Beach	47	51.1%	14.3%	70	\$250,000
North Palm Beach	184	50.0%	52.4%	105	\$395,000
Delray Beach	836	49.4%	46.5%	89	\$190,000
Riviera Beach	51	49.0%	50.0%	93	\$649,000
... 12 more cities on the price-cuts pages ...					
Palm Beach	134	35.8%	33.3%	138	\$1,424,500
Singer Island	115	34.8%	47.6%	137	\$795,000
Juno Beach	46	19.6%	4.3%	186	\$1,530,000

Broward County

HOUSES

The August 2026 county report: median sale price \$650,000 (4.0% from a year earlier), 1,016 closed sales (0.1%), 4,252 homes for sale at month end (-22.5%), 4.1 months of supply, median 40 days to contract.

What that hides. Of the 4,171 houses listed for sale in Broward County today, 43.5% have already cut their asking price at least once; 42.8% 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 31.2% (Southwest Ranches) to 55.0% (Oakland Park).

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Oakland Park	131	55.0%	52.9%	52	\$615,000
Hallandale Beach	52	51.9%	46.2%	65	\$642,000
Davie	167	51.5%	46.7%	53	\$1,224,750
Weston	193	50.3%	49.2%	68	\$1,149,000
Parkland	154	50.0%	49.2%	59	\$1,281,194
... 18 more cities on the price-cuts pages ...					
Lighthouse Point	70	35.7%	32.0%	112	\$2,995,000
Lauderdale Lakes	38	34.2%	41.2%	38	\$432,500
Southwest Ranches	64	31.2%	50.0%	68	\$2,862,500

CONDOS AND TOWNHOUSES

The August 2026 county report: median sale price \$257,500 (4.0% from a year earlier), 883 closed sales (-9.3%), 9,427 homes for sale at month end (-14.8%), 9.9 months of supply, median 73 days to contract.

What that hides. Of the 8,900 condos and townhouses listed for sale in Broward County today, 45.0% have already cut their asking price at least once; 48.8% 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 37.1% (Hillsboro Beach) to 60.4% (Lighthouse Point).

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Lighthouse Point	48	60.4%	77.8%	113	\$171,000
North Lauderdale	74	58.1%	28.6%	144	\$171,500
Wilton Manors	49	55.1%	70.0%	74	\$229,900
Margate	321	52.6%	55.6%	113	\$129,000
Miramar	136	51.5%	23.8%	72	\$307,500
... 16 more cities on the price-cuts pages ...					
Lauderhill	497	39.0%	56.7%	116	\$129,900
Lauderdale Lakes	291	37.8%	63.3%	142	\$110,000
Hillsboro Beach	62	37.1%	33.3%	163	\$722,000

Miami-Dade County

HOUSES

The August 2026 county report: median sale price \$680,000 (3.8% from a year earlier), 858 closed sales (-3.1%), 4,330 homes for sale at month end (-19.2%), 4.9 months of supply, median 40 days to contract.

What that hides. Of the 4,407 houses listed for sale in Miami-Dade County today, 38.8% have already cut their asking price at least once; 35.6% 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 25.7% (Key Biscayne) to 46.7% (North Miami).

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
North Miami	120	46.7%	50.0%	68	\$699,750
Hialeah	232	44.4%	39.8%	38	\$690,000
Doral	107	43.9%	40.0%	55	\$1,195,000
Coral Gables	137	43.1%	42.9%	83	\$3,495,000
Miami Lakes	50	42.0%	41.2%	54	\$1,270,000
... 8 more cities on the price-cuts pages ...					
Miami Beach	150	30.7%	24.4%	90	\$5,497,000
Miami Shores	45	28.9%	20.0%	58	\$2,175,000
Key Biscayne	35	25.7%	33.3%	88	\$7,950,000

CONDOS AND TOWNHOUSES

The August 2026 county report: median sale price \$408,000 (-0.5% from a year earlier), 911 closed sales (0.9%), 11,495 homes for sale at month end (-9.0%), 12.1 months of supply, median 66 days to contract.

What that hides. Of the 10,700 condos and townhouses listed for sale in Miami-Dade County today, 37.7% 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 18 cities with at least 30 active condos and townhouses, the share that has cut runs from 21.9% (Coconut Grove) to 42.7% (North Bay Village).

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
North Bay Village	143	42.7%	22.2%	91	\$415,000
Homestead	234	41.9%	66.7%	76	\$239,900
Sunny Isles Beach	1029	41.2%	51.5%	102	\$699,000

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Surfside	68	41.2%	6.2%	158	\$892,500
Aventura	1098	40.7%	49.5%	96	\$463,000
... 10 more cities on the price-cuts pages ...					
Bal Harbour	120	32.5%	50.0%	97	\$2,737,500
Cutler Bay	60	26.7%	44.4%	57	\$271,000
Coconut Grove	32	21.9%	14.3%	145	\$3,047,500

Martin County

HOUSES

The August 2026 county report: median sale price \$656,900 (12.8% from a year earlier), 181 closed sales (-11.3%), 644 homes for sale at month end (-21.7%), 3.4 months of supply, median 56 days to contract.

What that hides. Of the 520 houses listed for sale in Martin County today, 49.2% have already cut their asking price at least once; 40.2% 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 48.2% (Hobe Sound) to 50.0% (Stuart).

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Stuart	198	50.0%	40.0%	72	\$732,498
Hobe Sound	56	48.2%	56.2%	99	\$749,500

CONDOS AND TOWNHOUSES

The August 2026 county report: median sale price \$277,500 (20.7% from a year earlier), 61 closed sales (-22.8%), 492 homes for sale at month end (-19.9%), 5.5 months of supply, median 84 days to contract.

What that hides. Of the 258 condos and townhouses listed for sale in Martin County today, 48.4% have already cut their asking price at least once; 46.0% of the ones now under contract cut before they found a buyer. Only Stuart clears the 30-listing floor for a city line: 46.2% have cut.

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Stuart	184	46.2%	50.0%	92	\$247,450

St. Lucie County

HOUSES

The August 2026 county report: median sale price \$402,500 (0.6% from a year earlier), 444 closed sales (-6.5%), 2,270 homes for sale at month end (-3.4%), 4.9 months of supply, median 54 days to contract.

What that hides. Of the 2,147 houses listed for sale in St. Lucie County today, 48.3% have already cut their asking price at least once; 49.4% of the ones now under contract cut before they found a buyer. Only Fort Pierce clears the 30-listing floor for a city line: 39.0% have cut.

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Fort Pierce	467	39.0%	49.6%	66	\$380,000

CONDOS AND TOWNHOUSES

The August 2026 county report: median sale price \$320,000 (7.2% from a year earlier), 80 closed sales (-9.1%), 626 homes for sale at month end (-15.2%), 7.6 months of supply, median 82 days to contract.

What that hides. Of the 381 condos and townhouses listed for sale in St. Lucie County today, 44.6% have already cut their asking price at least once; 56.1% of the ones now under contract cut before they found a buyer. Only Fort Pierce clears the 30-listing floor for a city line: 43.1% have cut.

CITY	FOR SALE	ALREADY CUT	UNDER CONTRACT, CUT FIRST	MEDIAN DAYS LISTED*	MEDIAN ASKING
Fort Pierce	197	43.1%	46.4%	87	\$264,990

Sources and method. County lines: Florida Realtors Monthly Market Detail reports for August 2026, published September 16, 2026 by the local Realtor associations (Single Family Homes and Townhouses and Condos editions, read separately and never blended); the St. Lucie County line is read from the same Florida Realtors Monthly Market Summary as posted in the Treasure Coast association's statistics archive (ramconline.info). 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 September 16, 2026 (60,119 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/2026-08/ (this PDF is the frozen edition; the page carries the same figures).

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