

PALM BEACH GARDENS, FLORIDA

State of the City 2026

My notes on the Mayor's recent State of the City and what they mean for buyers, sellers and investors in Palm Beach Gardens.

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SWIPE >

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Palm Beach Gardens is an economic engine, not a bedroom town

64,547

residents

60 sq mi

city land area

35,612

commute IN to work

20,365

commute OUT to work

4,031

live AND work in the city

MY READ

A net inflow of about 15,200 workers lifts the daytime population to roughly 79,800, 24% above the resident count. Every in-commuter is a potential buyer or renter who would rather live closer to work.

Source: City of Palm Beach Gardens; commuter data credit Dr. Henry Fishkind. Daytime estimate is mine.

Growth is steady, not speculative

~1,244

new residents per year, about 3.4 people a day

+12.1%

job growth, past 5 years. National average: 10.6%

+7.9%

projected job growth rate, next 5 years. State forecast: 7.5%

MY READ

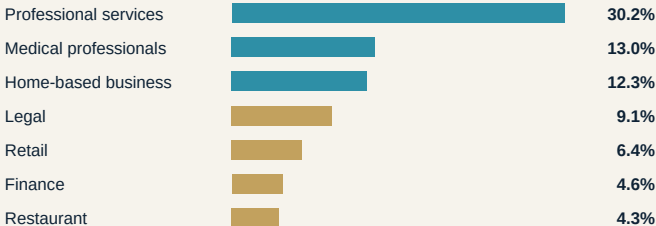
Outpacing both national and state benchmarks by a modest margin. That is the healthy kind of growth: demand that absorbs new supply without overheating it.

Source: City of PBG; CareerSource data

5,166 active businesses, 652 new this year

1 in 8 of active businesses opened in the last 12 months

BUSINESS MIX, TOP SEGMENTS



MY READ

Professional services, medical and legal firms make up 52% of the business base, which supports office demand. Home-based businesses at 12% point to buyers who need dedicated office space at home.

Source: City of PBG, State of the City 2026

Avenir is delivering

Avenir is a 4,763-acre master-planned community approved for about 3,900 homes and roughly 2.4M sq ft of office, medical and retail space, with about 2,400 acres of preserve. It is expected to be a 20-year project transforming western Palm Beach Gardens.

1,613

total certificates of occupancy

566

issued in the past year

About 41% of approved homes now have COs, and 35% of those came in the last 12 months. Town Center retail, The Health Park and the Coconut Blvd extension are adding services and access.

MY READ

This area offers buyers new construction homes from a variety of builders in addition to resale activity. Commercial development will expand services and convenience for existing and new residents.

New Investment

- **Florida Power & Light (FPL) Phase II**

Campus expansion under construction

- **PBG Medical Center**

New facility at Coconut Palm Plaza

- **The Health Park at Avenir**

Medical office serving the western growth area

- **Alan B. Miller Medical Center**

Recent addition to the hospital mix in Palm Beach County

- **Coconut Crossing**

New commercial and medical center under construction

MY READ

Healthcare is clustering. Two new medical projects plus a new hospital point to sustained demand and greater service and coverage for western Palm Beach Gardens and the County.

A regional sports destination

Dick's House of Sport

Experiential sports anchor in the former Sears location at the Gardens Mall

SoFi Center

Home of TGL, the tech-driven golf league

Cressey Sports Performance

Elite athlete training facility

PBNAF Iceplex

New ice facility under construction

Indoor Field House

Large-format indoor sports venue under construction

MY READ

Venues bring visitors, tournaments and families. TGL is a huge driver of hotel room stays and hospitality services. All add to lifestyle choices, retail demand and options for relocating buyers and businesses.

Final thoughts

HOUSING PIPELINE

2,522 new residential units are open, under construction, approved or under review, including 263 workforce housing units.

SAFER AS IT GROWS

Population is up 28% since 2015 while crime per capita has fallen by half.

INVENTORY

Low housing inventory puts both new construction and existing homes at a premium.

TRANSFORMATION

Growth in medical, athletic and commercial development continues to transform Palm Beach Gardens from a limited-service retirement community into a hub of business and lifestyle.

LET'S TALK

Buying, selling or investing in Palm Beach Gardens?

I turn city data into pricing, timing and acquisition strategy for residential and investment clients across Palm Beach County.

Comment below or message me for a specific conversation about your wants and needs.

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Source: City of Palm Beach Gardens, State of the City 2026 (Mayor Dana Middleton).

Commuter data credit Dr. Henry Fishkind. Job data CareerSource.