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Palm Beach County

RELOCATION MADE EASY WITH EB STONE REALTY



Welcome

TO PALM BEACH COUNTY

Thank you for downloading this Relocation Guide. We're **Eb Stone Realty**, serving all of Palm Beach County, and we're excited to help you discover everything this incredible area has to offer.

Whether you're considering a move for career opportunities, lifestyle, schools, weather, or family, Palm Beach County delivers year-round sunshine, coastal living, and a vibrant quality of life.

This guide will walk you through the essentials.

***Welcome aboard — and
Welcome to Palm Beach
County!***





IS IT WORTH
MOVING TO

PALM BEACH
COUNTY FL?

Why Move TO PALM BEACH COUNTY

Palm Beach County is one of the most desirable places to live in Florida — and the country. With Atlantic beaches, Intracoastal waterways, equestrian communities, golf course neighborhoods, and walkable downtown cores, you can build the exact lifestyle you want.

Outdoor Lifestyle: Beach days, boating, paddle-boarding, fishing, golfing, horseback riding, and nature preserves are part of daily life here.

Strong Local Economy: Palm Beach County is home to major employers in healthcare, energy, education,

tech, logistics, and government. NextEra Energy (parent company of Florida Power & Light) is headquartered in Juno Beach and is one of the largest clean energy and utility companies in North America, employing thousands in the region.

Community Appeal: Gated neighborhoods, top-rated magnet and arts schools, country club communities, family-friendly suburbs, and true “lock-and-leave” condo living give you options at every life stage.

Tax Advantage: Florida has no state income tax, which helps offset higher housing costs compared to many parts of the U.S.



Real Estate

AT A GLANCE

Palm Beach County remains one of Florida's most competitive and in-demand real estate markets, driven by year-round sun, limited coastal land, and strong luxury and relocation demand. The median single-family home sale price in Palm Beach County is holding around \$615,000 as of September 2025, essentially flat year-over-year, showing a stable, resilient market even with higher interest rates.

There's something for everyone here:

- Established neighborhoods with mature landscaping and no HOA
- Amenity-rich gated communities with resort-style pools and security
- Equestrian estates and acreage in Wellington and Loxahatchee
- Waterfront condos and townhomes in places like Singer Island and Juno Beach
- Newer master-planned communities in Westlake and the western growth corridor

That blend — plus long-term appreciation and strong rental demand — makes Palm Beach County attractive to primary buyers, second-home buyers, and investors.

Real Estate Overview

NEIGHBORHOODS TO WATCH

Jupiter

Coastal, laid-back, and outdoorsy. Jupiter is famous for its waterways, boating culture, waterfront dining, and access to the Intracoastal and

and Atlantic. The Jupiter Inlet Lighthouse, boutique shopping, and top-rated schools make it popular for families and professionals who want the “Old Florida” feel without giving up modern convenience.

Wellington

Internationally known for its equestrian lifestyle, Wellington offers large-lot homes, riding trails, and access to world-class polo and show-jumping events. It's also a suburban hub with highly rated schools, community parks, and structured neighborhoods — a great fit for those who want space and great schools without being far from shopping and hospitals.

West Palm Beach

Urban energy meets coastal living. West Palm Beach gives you walkable nightlife, the Clematis Street and Rosemary Square districts, museums, Brightline high-speed rail access to Miami and Orlando, and quick access to the beach. It's ideal for buyers who want restaurants, arts, and transportation convenience. Brightline's West Palm Beach station connects riders to Miami and Orlando with frequent departures, often hourly, which makes car-free regional travel realistic.

Jupiter Farms / Loxahatchee

If you want land, privacy, and room for toys (boats, RVs, horses, gardens), Jupiter Farms and Loxahatchee offer a more rural lifestyle while still being within reach of beaches, shops, and major roads. These areas attract buyers looking for freedom from HOA rules and space for multi-generation living.

Westlake

One of the county's newest master-planned areas, Westlake offers brand-new construction, modern floor plans, resort-style amenities, and community infrastructure built for today's families. It's especially attractive to buyers who want “new everything” — newer schools, newer roads, newer utilities — often at a better price point than the immediate coast.



Real Estate Overview
**COST OF LIVING
IN PALM BEACH COUNTY**

Palm Beach County delivers a high quality of life with everyday access to beaches, dining, healthcare, and recreation. The overall cost of living is higher than the national average, especially for housing and insurance, which reflects how desirable the area has become for out-of-state buyers. Median single-family pricing has stayed in the \$600K+ range through late 2025, showing ongoing demand at the mid-to-upper end of the market.

Housing: The median single-family home sale price is around \$615,000.

Waterfront, equestrian, and golf course properties often sit well above that, while inland and newer construction communities (like Westlake) can offer entry points that are more approachable than ocean-adjacent towns.

Groceries & Healthcare: Grocery and healthcare costs in coastal South Florida tend to run at or slightly above national averages because of demand and service quality, but access to high-level medical care — including nationally recognized specialty care at **Jupiter Medical Center** — *is a major advantage.*



Utilities & Transportation: Utilities are comparable to much of Florida, and you do not need to heat a home through harsh winters. Transit options like Brightline, Tri-Rail, and Palm Tran can reduce car dependence for some residents, especially along the coast and around West Palm Beach. Brightline now connects West Palm Beach with Miami, Fort Lauderdale, Boca Raton, and Orlando, with trains running many times per day.

Overall, Palm Beach County offers a coastal lifestyle with big-city conveniences, warm winters, and strong services — which is exactly why people are willing to pay a premium to live here.

Real Estate Overview

WHY BUY IN PALM BEACH COUNTY?

Palm Beach County blends coastal living, year-round warmth, no state income tax, strong school options, and proximity to beaches, airports, and major employers.

Whether you're buying your first Florida home, relocating for lifestyle, investing in a winter escape, or stepping into luxury waterfront living, Palm Beach County offers something for every budget tier and lifestyle stage.



Real Estate Overview TAXES EXPLAINED

Income Tax: Florida has no state income tax. That's a major financial incentive for high earners, remote workers, retirees, and business owners relocating from higher-tax states.

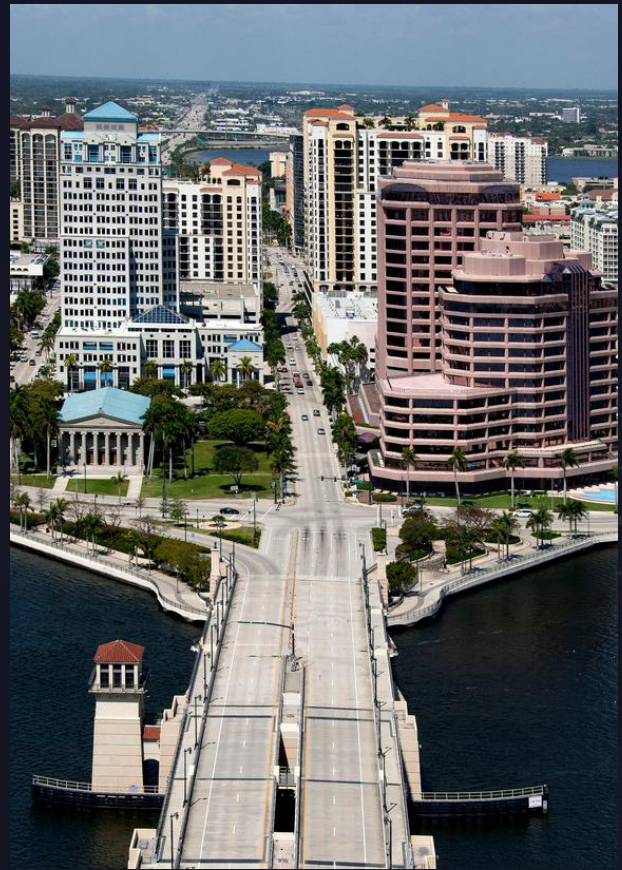
Sales Tax: Most purchases in Palm Beach County are subject to Florida's 6% sales tax plus a 1% county surtax, for a combined rate of 7%.

Property Taxes: Palm Beach County's effective property tax rate generally lands a little above 1% of assessed value, which is higher than some parts of Florida but still competitive compared to high-tax states in the Northeast. Many homesteaded primary residences qualify for exemptions and caps that help limit year-over-year increases.

Bottom line: *Between no state income tax and strong homestead protections, Florida remains attractive to full-time residents, retirees, and investors looking to maximize net income and long-term wealth.*



LEARN MORE



Real Estate Overview TRANSPORTATION & COMMUTE GUIDE

Palm Beach County offers multiple ways to get around — car, rail, bus, and air — and you can realistically live here without being 100% car-dependent, especially near the coast.

Public Transit: Palm Tran is the countywide public bus system. It runs fixed routes and paratransit services across Palm Beach County — from Jupiter in the north, through West Palm Beach, down to Boca Raton, and even out toward the Glades — connecting major job centers, shopping, medical facilities, and schools.



Rail:

- **Brightline:** High-speed intercity rail with a station in West Palm Beach, providing frequent service south to Boca Raton, Fort Lauderdale, Aventura, and Miami, and north to Orlando, with many daily departures. Travel time between West Palm Beach and Orlando is about two hours.
- **Tri-Rail:** Commuter rail that connects West Palm Beach to Broward and Miami-Dade, useful for work travel and airport access.

Roadways: I-95, Florida's Turnpike, and US-1 run the length of the county. Most daily commutes stay under 30-40 minutes if you live close to where you work, but rush-hour traffic on I-95 and the Turnpike is very real in season (winter).

Airport Access: Palm Beach International Airport (PBI) is located in West Palm Beach and offers nonstop service to 40+ destinations through major and low-cost carriers. PBI is only a few miles from downtown West Palm Beach, which keeps airport runs quick and easy.



Real Estate Overview

CULTURE & LIFESTYLE

Palm Beach County blends relaxed coastal living with upscale experiences.

Arts & Museums:

- Norton Museum of Art in West Palm Beach
- Flagler Museum on Palm Beach (the former Gilded Age estate of Henry Flagler)
- Local galleries, outdoor art walks, live music at waterfront parks, and seasonal art festivals

Dining & Nightlife:

From tiki-style waterfront bars in Jupiter and Singer Island to chef-driven dining in downtown West Palm Beach, Palm Beach Gardens, and Boca Raton, you'll find fresh seafood, Latin flavors, upscale steakhouses, and creative farm-to-

table concepts. Rooftop lounges and live music are common along Clematis Street and The Square (formerly Rosemary Square).

Sports & Events:

- Spring training baseball nearby
- Polo season and international equestrian events in Wellington
- Golf everywhere, from public courses to private clubs
- Weekly green markets, food festivals, and waterfront concerts

Local Traditions:

Weekend boat days at the sandbars. Saturday mornings at the West Palm Beach GreenMarket. Polo season in Wellington. Holiday boat parades along the Intracoastal. Oyster happy hour after a beach day. It's very "work hard, then be on the water by 4pm."



Real Estate Overview

OUTDOOR & NATURE

Palm Beach County is paradise if you love being outside.

Beaches: Miles of Atlantic coastline in Juno Beach, Jupiter, Singer Island, Palm Beach, and Boca Raton. You can surf, snorkel, fish off the pier, or just relax in warm water most of the year.

Waterways: Paddle the Loxahatchee River, boat along the Intracoastal Waterway, or take the family out to Peanut Island for snorkeling and picnics. Peanut Island — surrounded by clear, shallow water — is one of the county's signature boating and paddle spots.

Parks & Preserves:

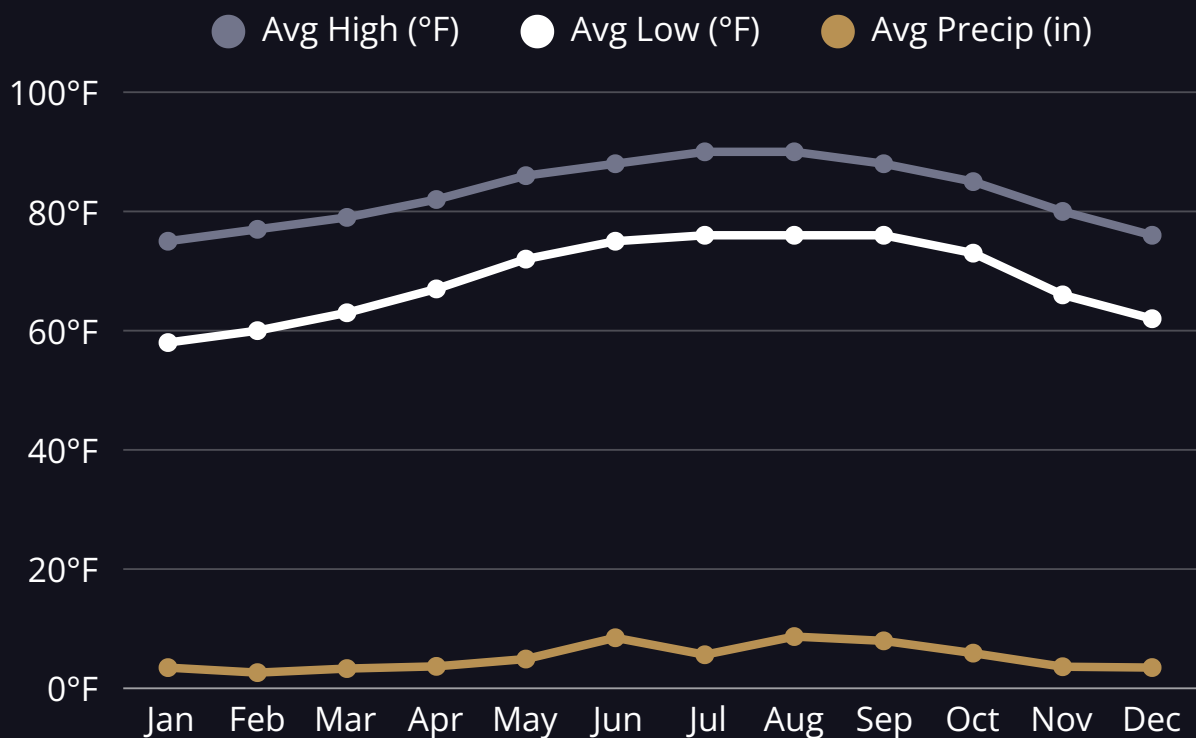
- Riverbend Park in Jupiter (kayaking, biking, Florida wildlife)
- Grassy Waters Preserve in West Palm Beach (Everglades ecosystem access)
- Okeeheelee Park (trails, watersports, BMX, disc golf)
- You can be on a quiet nature trail in the morning and at a waterfront happy hour at sunset.

Everglades Access: Western Palm Beach County puts you on the doorstep of true Florida wilderness — sawgrass marshes, wading birds, airboat tours, endless skies.

Seasons

IN THE PALM BEACH

Palm Beach County has a tropical-to-subtropical climate: warm, short winters and long, sunny summers. You'll trade snow shovels for flip-flops. Winter days are typically mild and dry. Summer brings heat, humidity, afternoon thunderstorms, and hurricane season prep. Average highs range from the mid-70s °F in January to around 90 °F in July and August in West Palm Beach, while average lows range from the upper 50s °F in winter to the upper 70s °F in summer. Rainfall is heaviest in late spring through early fall.



Explore

OUR YOUTUBE CHANNEL

Want to see Palm Beach County in action?

Visit our channel at Eb Stone Realty, where we share neighborhood tours (Jupiter, Wellington, Westlake, West Palm Beach), real estate market updates, lifestyle breakdowns, and relocation tips designed specifically for out-of-state movers.

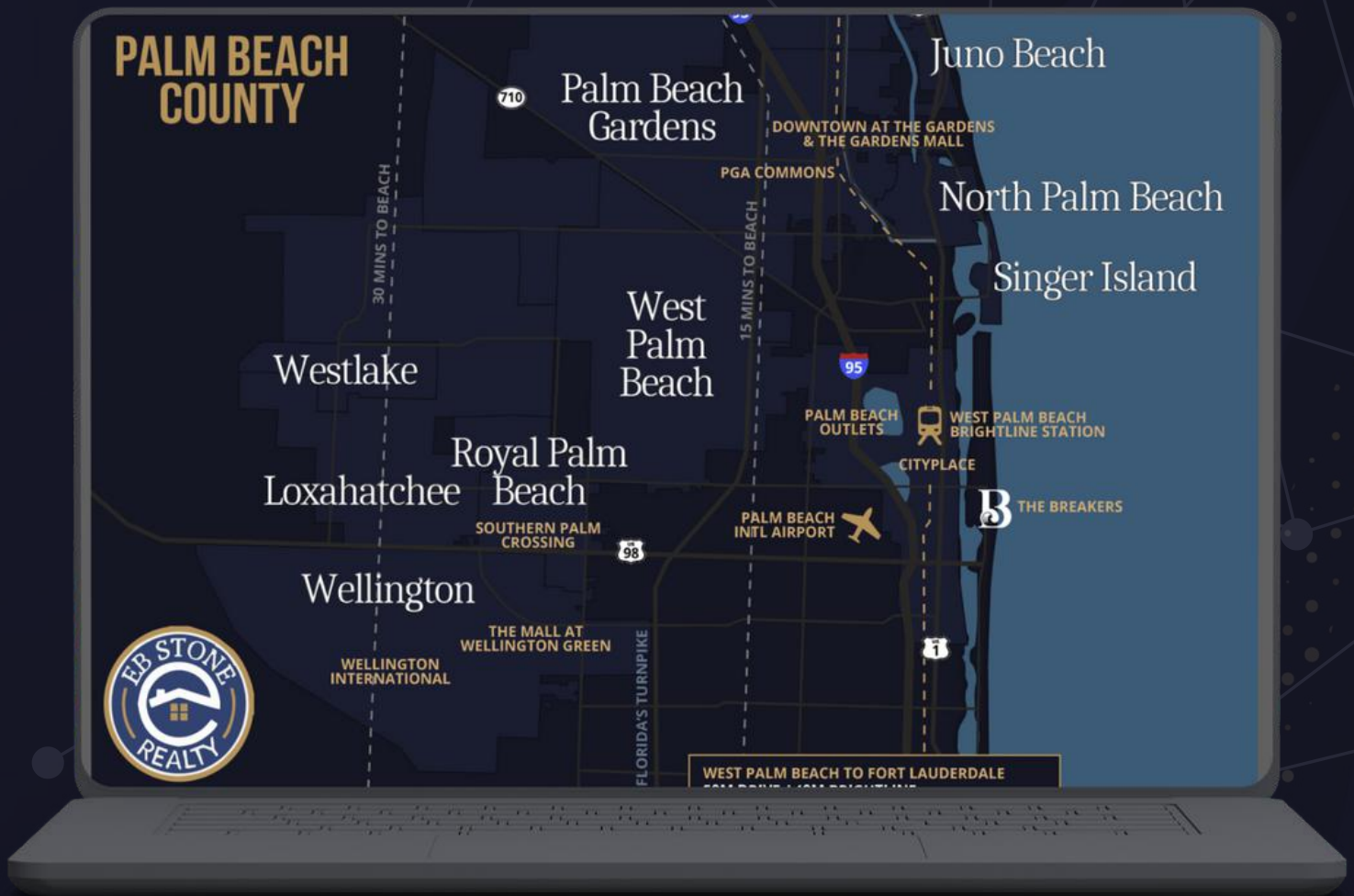
**GETTING TO KNOW
PALM BEACH COUNTY**



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Discover Your Perfect Home **with Our Interactive Map**

Explore Palm Beach County's neighborhoods, schools, beaches, golf clubs, parks, airports, hospitals, and shopping through our interactive map, available on our website.



Visit the Eb Stone Realty website
to try it out.



Explore More

Retail & Lifestyle Highlights

Best Shopping Spots

Palm Beach County delivers everything from luxury boutiques to open-air lifestyle centers to local surf shops. Whether you want high-end fashion, home design, or a casual patio lunch, you'll find it here.

THE SQUARE (FORMERLY ROSEMARY SQUARE)

This reimagined downtown lifestyle district blends shopping, dining, coffee, live music, public art, and events. It's extremely walkable and just minutes from the Brightline station. Perfect for date night, brunch, or just people-watching with a latte.

Bonus Mention: Antique Row in West Palm Beach — a go-to corridor for vintage, decor, art, and design lovers.





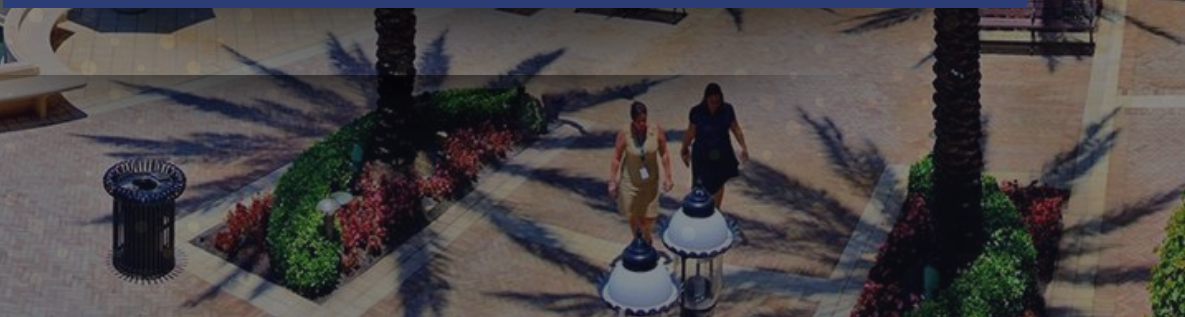
THE GARDENS MALL & DOWNTOWN AT THE GARDENS

A mix of national luxury retailers, restaurants, and curated boutiques. People come here for fashion, jewelry, and lifestyle brands, plus easy parking and a polished, air-conditioned indoor mall experience (important in July and August).



HARBOURSIDE PLACE

On the Intracoastal in Jupiter, Harbourside Place gives you waterfront dining, boutique shopping, live music, and events. You can dock your boat, grab dinner by the water, and stroll around tiki-lit walkways at night.



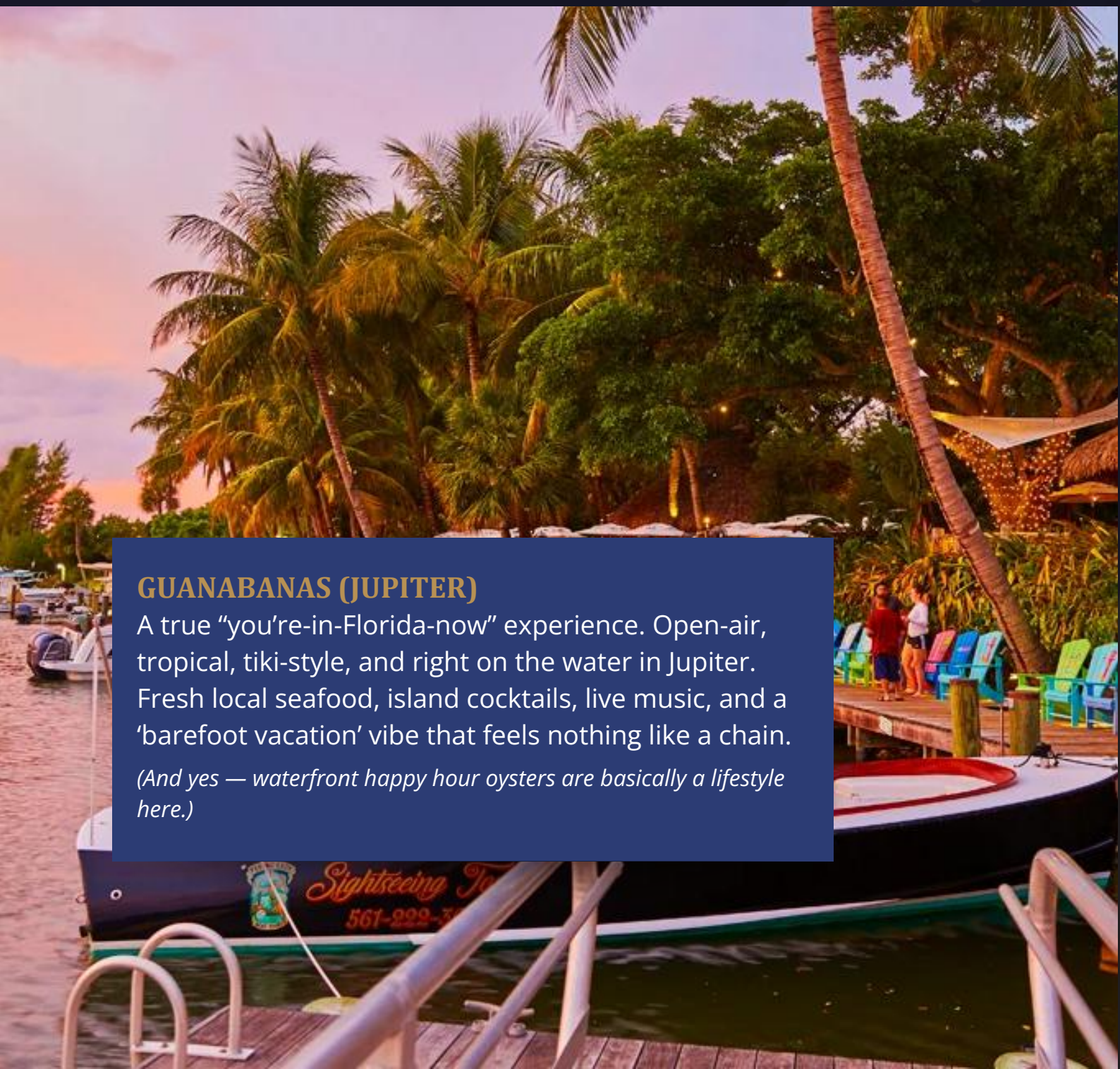
Must-Try Restaurants

Taste the Palm Beaches

Palm Beach County's food scene is casual-coastal with pockets of serious culinary talent. You'll find fresh seafood, Latin influence, Caribbean flavors, modern American, and upscale dining — often outdoors under string lights and palm trees.

GUANABANAS (JUPITER)

A true “you’re-in-Florida-now” experience. Open-air, tropical, tiki-style, and right on the water in Jupiter. Fresh local seafood, island cocktails, live music, and a ‘barefoot vacation’ vibe that feels nothing like a chain. (And yes — waterfront happy hour oysters are basically a lifestyle here.)





AVOCADO GRILL (WEST PALM BEACH)

Known for coastal small plates, local ingredients, and creative seasonal menus. Avocado Grill is popular for brunch, seafood specials, sharables, and cocktails before a night out downtown. You're steps from the waterfront and Clematis Street nightlife.



FOOD SHACK (JUPITER)

Loved by locals, Food Shack is famous for fresh fish, inventive daily specials, and a laid-back "this is where locals actually eat" atmosphere. It's creative, not pretentious, and people drive across the county for it.

Things to Do in Palm Beach County

Adventures Await

Palm Beach County is built for people who want to be outside, on the water, or exploring something local every weekend. Here are three signature experiences:

PEANUT ISLAND

Peanut Island is a local favorite for snorkeling, paddle boarding, picnicking, and anchoring the boat for the day in crystal-clear, shallow water. It's also known for its Cold War-era bunker and easy access from Riviera Beach. This is where locals take friends to show off "real Florida water."





JUPITER INLET LIGHTHOUSE & MUSEUM

One of the most recognizable landmarks in northern Palm Beach County. Climb the historic lighthouse for sweeping views of the Intracoastal, mangroves, and the Atlantic. The surrounding waterfront parks and walkways are perfect for sunset photos and family strolls.



CLEMATIS STREET / THE SQUARE

Walkable nightlife, outdoor dining, live music, fountains, murals, weekend events, and the West Palm Beach GreenMarket (which has been nationally ranked). It's the social heartbeat of downtown, especially on weekends and during season.



Education

IN PALM BEACH COUNTY

Palm Beach County offers strong public magnet programs, specialized arts academies, and respected universities. That's a big deal for families relocating from out of state.



FLORIDA ATLANTIC UNIVERSITY (FAU)

FAU is a public research university with its main campus in Boca Raton and an additional campus in Jupiter. It serves 30,000+ students and is known for programs in business, engineering, health sciences, ocean/marine research, and technology.



SUNCOAST COMMUNITY HIGH SCHOOL (RIVIERA BEACH)

A top-ranked magnet high school recognized for its STEM, IB, and technology-focused programs, strong academics, and high college placement. Suncoast regularly appears near the top of both Florida and national public school rankings, especially for STEM preparation and college readiness.



ALEXANDER W. DREYFOOS SCHOOL OF THE ARTS (WEST PALM BEACH)

A premier public magnet high school focused on visual arts, music, theatre, dance, and communications. Dreyfoos is consistently ranked among the top arts and academic high schools in Florida and in the U.S., known for elite arts training plus rigorous college-prep academics.

Healthcare

IN PALM BEACH COUNTY

Palm Beach County residents have access to nationally recognized medical care, including specialty hospitals and advanced surgical centers.



CLEVELAND CLINIC FLORIDA (PALM BEACH COUNTY / SOUTH FLORIDA NETWORK)

Cleveland Clinic's South Florida network provides advanced cardiac, neurological, cancer, and transplant-related care, with access to subspecialists and research-driven treatment.



JUPITER MEDICAL CENTER

Jupiter Medical Center is repeatedly recognized for world-class care, patient safety, and patient satisfaction. It earned a spot on Newsweek's "World's Best Hospitals 2025" list and continues to rank as one of the region's top-performing hospitals in areas like orthopedics, cancer care, cardiovascular care, and women's and children's services.



HCA / TENET / REGIONAL MEDICAL SYSTEMS

Major hospital systems operate throughout the county and nearby, offering trauma care, emergency services, surgical specialties, and outpatient care — so you're rarely far from high-level treatment.

Top Employers

IN PALM BEACH COUNTY

Palm Beach County isn't just beaches and golf. It has a diversified, growing job market in energy, logistics, healthcare, education, government, finance, hospitality, and tech.



NEXTERA ENERGY / FLORIDA POWER & LIGHT (JUNO BEACH)

NextEra Energy, the parent company of Florida Power & Light (FPL), is a Fortune 200 clean energy leader headquartered in Juno Beach. FPL is Florida's largest electric utility and serves roughly 12 million people across the state, making the company one of the region's largest and most influential employers.

THE SCHOOL DISTRICT OF PALM BEACH COUNTY

One of the largest school districts in Florida, employing thousands of teachers, administrators, and support staff. The district also powers magnet programs like Dreyfoos School of the Arts and Suncoast Community High School, drawing families who value public education quality.



JUPITER MEDICAL CENTER / REGIONAL HEALTHCARE SYSTEMS

Healthcare is one of the county's most important sectors. Jupiter Medical Center alone employs hundreds of physicians, nurses, and specialists and has received repeated national recognition for safety, quality, and patient experience, strengthening Palm Beach County's healthcare reputation and driving medical employment





Discover Palm Beach County

**EXPLORE OUR
COMMUNITIES**

Tequesta

LAID-BACK WATERFRONT LIVING

AMENITIES:

Tequesta offers small-town convenience with local shops, marinas, and waterfront dining. Residents have access to parks, boat ramps, and preserved green space along the Loxahatchee River.

NOTABLE ATTRACTIONS:

The village sits along the Loxahatchee River and near the Jupiter Inlet, giving quick access to boating, paddleboarding, and fishing. Constitution Park hosts events, markets, and outdoor gatherings throughout the year.

WHY RESIDENT LOVES IT:

People love Tequesta for its quiet, coastal feel without the intensity of high-rise crowds. It feels like "Old Florida," with mature trees, low traffic, and a slower lifestyle.

COMMUNITY VIBE:

Tequesta feels neighborly and local, where people know each other and support family-owned businesses. It leans older and established, with many long-term residents who stay for decades.



POPULATION

~6,000



MEDIAN HOME PRICE

\$800,000



SCHOOL DISTRICT

School District of Palm Beach County



PUBLIC TRANSIT

Primarily car-dependent. PalmTran bus service runs nearby, and Tri-Rail stations are a drive away in Jupiter or West Palm Beach. No internal rail or trolley system.

Jupiter

WATERFRONT LIFESTYLE AND GOLF

AMENITIES:

Jupiter has a full range of amenities including A-rated schools, shopping plazas, medical centers, golf clubs, beaches, and riverfront parks. There are year-round youth sports programs, walking/biking paths, dog-friendly beaches, and tons of dining.

NOTABLE ATTRACTIONS:

Jupiter features the iconic Jupiter Inlet Lighthouse and Museum, a major local landmark with views of the Intracoastal and Atlantic. Harbourside Place offers waterfront dining, live music, boutiques, and seasonal events.

WHY RESIDENT LOVES IT:

Residents love the blend of active outdoor living and upscale comfort. It feels coastal and tropical but still very livable for families, retirees, and professionals. People appreciate that you can boat, golf, hit the beach, and grab dinner on the water all in the same day.

COMMUNITY VIBE:

Jupiter has an "luxury casual" vibe: sun, boats, flip-flops, and money. It's clean, well-kept, and community focused, but still laid back. Many neighborhoods are gated or HOA-maintained, and pride of ownership is high. There's also a strong weekend boating and sandbar culture.



POPULATION

~61,000



MEDIAN HOME PRICE

\$850,000



SCHOOL DISTRICT

School District of Palm Beach County



PUBLIC TRANSIT

Mostly car-based, with PalmTran bus routes. Tri-Rail and Brightline rail are accessible via nearby West Palm Beach. Marina access and bike paths are common, but there's no internal commuter rail in Jupiter itself.

Jupiter Farms

ACREAGE, PRIVACY, FREEDOM

AMENITIES:

Jupiter Farms offers large lots, many with room for horses, workshops, RV/boat parking, and backyard gardens. There are local feed stores, produce stands, and everyday essentials within short driving distance. It's popular for people who want "elbow room" and fewer HOA-style restrictions compared to typical suburban communities.

NOTABLE ATTRACTIONS:

It borders Riverbend Park, which has miles of biking, hiking, and kayaking trails along the Loxahatchee River. Residents enjoy easy access to nature, wildlife, and dark-sky nights you don't get closer to the beach.

WHY RESIDENT LOVES IT:

People love Jupiter Farms because it feels like country living while staying close to the coast. You can keep animals, have space for toys, and live without neighbors on top of you. It's also attractive to people who work from home, contractors, and hobbyists who need land.

COMMUNITY VIBE:

The vibe is rural-residential and independent. You'll see pickup trucks, horses, chickens, and weekend bonfires instead of condos and golf carts. Neighbors tend to be friendly but respect privacy. It feels more "old Florida" than master-planned suburb, and the lifestyle is proudly low-HOA.



POPULATION
~12,000



MEDIAN HOME PRICE
\$950,000



SCHOOL DISTRICT
School District of Palm Beach County



PUBLIC TRANSIT
Fully car-dependent. No fixed-route rail. Limited PalmTran access nearby, and most people drive trucks/SUVs. Commuters typically use I-95 or Florida's Turnpike after a short drive out of the Farms.

Juno Beach

QUIET OCEANFRONT TOWN

AMENITIES:

Juno Beach offers peaceful beaches, walkable neighborhoods, boutique cafés, and access to coastal nature preserves. Residents enjoy beach access points that are less crowded than major tourist areas. There are also nearby fitness studios, local restaurants, and small medical and wellness services.

NOTABLE ATTRACTIONS:

Juno Beach is home to Loggerhead Marinelife Center, a renowned sea turtle rescue and education facility. The Juno Beach Pier is a favorite for fishing, sunrise walks, and surfing. Scenic A1A here feels classic Florida, with dunes, palms, and uninterrupted ocean views.

WHY RESIDENT LOVES IT:

People love Juno Beach for its peaceful, low-rise character and “nothing too busy” rhythm. It feels safe, beachy, and intentional — a place where you hear waves at night and go barefoot to grab breakfast. Many residents value the strong environmental and marine conservation culture.

COMMUNITY VIBE:

The vibe is calm, coastal, and a little upscale. It skews toward established professionals and retirees who want ocean access without big-city traffic. It’s slower, quieter, and more nature-focused than many surrounding areas, and residents tend to protect that feel.



POPULATION

~4,000



MEDIAN HOME PRICE

\$1,200,000



SCHOOL DISTRICT

School District of Palm Beach County



PUBLIC TRANSIT

Primarily car and bike. PalmTran runs along US-1, and nearby Tri-Rail/Brightline service is accessible in Palm Beach Gardens or West Palm Beach. Walking and biking to the beach is common inside town.

Palm Beach Gardens

UPSCALE GOLF AND GATED LIVING

AMENITIES:

Palm Beach Gardens has full lifestyle amenities: The Gardens Mall, high-end dining, top-rated medical facilities, country clubs, and championship golf communities. Parks, tennis centers, and recreational programs support active adults and families.

NOTABLE ATTRACTIONS:

Attractions include the PGA National Resort, known for world-class golf and annual tournaments. The Gardens Mall and Downtown Palm Beach Gardens offer shopping, live music, and dining. The city is also close to nature preserves, Intracoastal waterways, and beaches.

WHY RESIDENT LOVES IT:

Residents love that Palm Beach Gardens offers "luxury that's still practical." You can live in a gated community, send kids to strong schools, and be 15-20 minutes from the beach. Many people move here for golf, tennis, pickleball, and resort-style club amenities built into the neighborhoods.

COMMUNITY VIBE:

The vibe is polished suburban, country-club oriented, and lifestyle driven. You'll see golf carts, fitness culture, and organized social events. It attracts professionals, corporate relocations, retirees, and families who want amenities without being in the middle of downtown West Palm Beach.



POPULATION

~60,000



MEDIAN HOME PRICE

\$750,000



SCHOOL DISTRICT

School District of Palm Beach County



PUBLIC TRANSIT

Well-connected by I-95 and the Turnpike. PalmTran bus routes operate throughout. Tri-Rail and Brightline are accessible via nearby West Palm Beach for regional commuting.

Singer Island

OCEANFRONT CONDO LIFESTYLE

AMENITIES:

Singer Island offers direct beachfront condo living, resort-style pools, on-site gyms, concierge-style services, and private beach access in many buildings. There are marinas for boating and charter fishing. Restaurants, day spas, and waterfront tiki bars are close, so a lot of daily life can happen without leaving the island.

NOTABLE ATTRACTIONS:

The island borders John D. MacArthur Beach State Park, known for mangroves, boardwalks, kayaking, and wildlife viewing. The beaches here are wide, scenic, and known for clear blue water. Many residents also enjoy snorkeling and diving around nearby reefs.

WHY RESIDENT LOVES IT:

People love Singer Island because it feels like you're always on vacation. You get sunrise over the Atlantic and sunset over the Intracoastal. It offers high-rise views, direct ocean access, and a lock-and-leave lifestyle that's popular with seasonal owners and full-time residents who travel.

COMMUNITY VIBE:

The vibe is high-rise coastal and resort casual. You'll see retirees, snowbirds, traveling professionals, and boaters. It's social in a relaxed, beach-bar way, and most activity revolves around water, dining, and outdoor leisure. It's less suburban, more "island escape."



POPULATION

~3,000



MEDIAN HOME PRICE

\$700,000



SCHOOL DISTRICT

School District of Palm Beach County (zoned via Riviera Beach)



PUBLIC TRANSIT

Mostly car, walking, and biking along the island. PalmTran connects to Riviera Beach and mainland services. Regional rail (Brightline, Tri-Rail) is available after a short drive to West Palm Beach.

Westlake

NEW MASTER-PLANNED COMMUNITY LIVING

AMENITIES:

Westlake is one of the newest incorporated cities in Palm Beach County, built around modern amenities like clubhouse pools, splash parks, community playgrounds, and bike trails. Many neighborhoods include brand-new construction, smart-home features, and on-site conveniences.

NOTABLE ATTRACTIONS:

The Westlake Adventure Park is a major draw, with resort-style pools, water slides, cabanas, and lifestyle programming for families. The city continues to add new retail plazas, healthcare facilities, and town center spaces.

WHY RESIDENT LOVES IT:

Residents love Westlake because it's new, planned, and built for families who want amenities from day one. Buyers appreciate getting more square footage and newer construction than they'd typically find closer to the coast.

COMMUNITY VIBE:

The vibe is young, growing, and family-forward. Strollers, golf carts, and kids on bikes are part of daily life. Neighbors meet at splash pads and weekend gatherings, and many households are recent relocations from out of state. It feels like "the future suburb," still filling in and full of energy.



POPULATION

~8,000



MEDIAN HOME PRICE

\$650,000



SCHOOL DISTRICT

School District of Palm Beach County



PUBLIC TRANSIT

Primarily car-based. Roads connect to Seminole Pratt Whitney Rd and SR-80 toward Wellington and West Palm. PalmTran service is expanding in the western communities. No rail in Westlake itself.

Wellington

EQUESTRIAN CAPITAL OF THE U.S.

AMENITIES:

Wellington has top-tier equestrian facilities, gated neighborhoods, excellent parks, and highly rated public schools. The area includes shopping centers, medical offices, restaurants, fitness clubs, and organized youth sports. Seasonal international equestrian events also bring in world-class trainers, riders, and support services.

NOTABLE ATTRACTIONS:

Wellington is famous for the Winter Equestrian Festival and Global Dressage Festival, which attract riders and spectators from around the world. The community also offers The Mall at Wellington Green, multiple large parks, and nature preserves with paved walking paths.

WHY RESIDENT LOVES IT:

People love Wellington because it balances upscale suburban comfort with a unique equestrian identity you won't find anywhere else in South Florida. Families are drawn by schools, safety, and well-kept neighborhoods.

COMMUNITY VIBE:

The vibe is polished suburban meets horse country. You'll see luxury SUVs next to horse trailers. Neighborhoods feel clean, established, and family focused. There's a strong sense of pride and stability, and many residents have lived here long-term to raise kids.



POPULATION

~61,000



MEDIAN HOME PRICE

\$800,000



SCHOOL DISTRICT

School District of Palm Beach County



PUBLIC TRANSIT

Mostly car-based with robust local road networks. PalmTran bus routes connect to nearby Royal Palm Beach and West Palm Beach. Closest rail hubs (Brightline, Tri-Rail) are to the east near West Palm Beach.

Royal Palm Beach

SUBURBAN CONVENIENCE AND PARKS

AMENITIES:

Royal Palm Beach offers established neighborhoods, community parks, public sports fields, and convenient shopping plazas. Families benefit from playgrounds, ball fields, and walking paths. Essential services like grocery, dining, banking, and healthcare are easy to reach without leaving the village.

NOTABLE ATTRACTIONS:

Commons Park is a centerpiece with festivals, green space, walking trails, and fishing areas. The village also hosts seasonal events, food truck invasions, and family-friendly gatherings. In addition, it's close to Wellington's equestrian scene, plus major shopping and dining corridors.

WHY RESIDENT LOVES IT:

Residents love Royal Palm Beach because it delivers "everything you need" without coastal prices. It's known for affordability relative to Wellington and Palm Beach Gardens while still feeling safe and suburban. Many buyers like that it's close to jobs, schools, and parks without being too crowded.

COMMUNITY VIBE:

The vibe is classic South Florida suburb: family-oriented, practical, and community driven. You'll see weekend youth sports, park picnics, and golf carts in certain neighborhoods. It attracts both first-time buyers and long-time locals who have stayed for decades.



POPULATION

~38,000



MEDIAN HOME PRICE

\$575,000



SCHOOL DISTRICT

School District of Palm Beach County



PUBLIC TRANSIT

Primarily car-based. PalmTran bus service runs along main corridors. Residents typically commute via Southern Blvd toward West Palm Beach or Royal Palm Beach Blvd toward Wellington. No internal rail system.

Loxahatchee

RURAL ACREAGE AND FREEDOM

AMENITIES:

Loxahatchee offers large lots, agricultural zoning in many areas, room for horses and animals, and the ability to customize property without heavy HOA restrictions. Essential shopping, feed stores, and services are available along key roads, and more retail continues to pop up nearby in Westlake and Royal Palm Beach.

NOTABLE ATTRACTIONS:

It's near the Acreage Community Park, nature preserves, and the northern Everglades ecosystem. Outdoor activity is huge here: ATVs, horseback riding, gardening, and backyard projects are part of normal life. Residents also have reasonable access to equestrian venues in Wellington.

WHY RESIDENT LOVES IT:

People love Loxahatchee because it feels like true "country" but you're still in Palm Beach County. It attracts people who want privacy, space, and flexibility — especially those with animals, trucks, or home-based trades.

COMMUNITY VIBE:

The vibe is independent, rural-suburban, and outdoorsy. Neighbors are helpful but respect space. You'll see horses on trailer runs, backyard workshops, and evening bonfires instead of planned clubhouses.



POPULATION

~30,000



MEDIAN HOME PRICE

\$700,000



SCHOOL DISTRICT

School District of Palm Beach County



PUBLIC TRANSIT

Fully car/truck dependent. No rail. Limited bus coverage. Most people drive to Royal Palm Beach, Wellington, or Westlake for shopping, schools, and main road access toward I-95 or the Turnpike.

West Palm Beach

URBAN ENERGY ON THE WATER

AMENITIES:

West Palm Beach delivers big-city amenities: hospitals, nightlife, high-rise condos, waterfront parks, cultural venues, and office towers. You get restaurant districts, breweries, museums, and shopping from luxury boutiques to outlet retail. Daily life is walkable in core areas and supported by constant events, markets, and festivals.

NOTABLE ATTRACTIONS:

Downtown West Palm Beach and The Square (formerly Rosemary Square) offer dining, live music, and outdoor gathering spaces. The waterfront along Flagler Drive hosts boat shows, art fairs, and seasonal events.

WHY RESIDENT LOVES IT:

Residents love West Palm Beach because it blends coastal weather with real city convenience. You can live in a condo, walk to dinner, catch a show, and hop a train south or north without getting on the highway.

COMMUNITY VIBE:

The vibe is energetic, urban, and diverse. You'll see professionals, retirees, entrepreneurs, and seasonal residents all in the same block. It feels more fast-paced than the western suburbs, with nightlife, art, and waterfront views driving lifestyle.



POPULATION

~120,000



MEDIAN HOME PRICE

\$575,000



SCHOOL DISTRICT

School District of Palm Beach County (plus some charters)



PUBLIC TRANSIT

Strong public transport for the county: Brightline high-speed rail and Tri-Rail commuter rail both stop here. PalmTran bus network runs throughout the city. Downtown is also walkable, bike/scooter friendly, and rideshare-heavy.

North Palm Beach

UPSCALE WATERFRONT LIVING

AMENITIES:

North Palm Beach is known for its waterfront communities, private country clubs, and yacht access. It offers a wide array of local amenities, including golf courses, tennis facilities, and well-maintained parks.

NOTABLE ATTRACTIONS:

The North Palm Beach Country Club is a standout for residents, offering an 18-hole golf course, swimming pool, and tennis courts. The Marina at North Palm Beach gives access to boating and water activities along the Intracoastal.

WHY RESIDENT LOVES IT:

Residents love North Palm Beach for its small-town charm combined with luxurious amenities. Its proximity to the water, beautiful views, and excellent recreational options make it an attractive location for retirees, families, and boating enthusiasts.

COMMUNITY VIBE:

The vibe in North Palm Beach is serene, refined, and community-oriented. There's a laid-back coastal atmosphere, with a focus on enjoying the outdoors, water activities, and socializing at the country club. It's also ideal for those looking for a quiet, slower-paced lifestyle without sacrificing access to amenities and entertainment.



POPULATION

~13,000



MEDIAN HOME PRICE

\$600,000



SCHOOL DISTRICT

School District of Palm Beach County



PUBLIC TRANSIT

PalmTran bus service runs throughout North Palm Beach, connecting it to surrounding areas, including West Palm Beach and Palm Beach Gardens. Tri-Rail is accessible within a short drive in nearby West Palm Beach. No direct public rail or subway service within North Palm Beach.

Your Next Chapter **Starts Here**

Relocating to a new area is a big move, and Palm Beach County has so much to offer — from world-class beaches and boating to top-rated magnet schools, nationally recognized hospitals, international travel access, and a lifestyle that blends laid-back coastal calm with upscale convenience.

Let's Connect

We'd love to help you find your perfect Palm Beach County home and neighborhood. Reach out to us anytime:

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