

# Local Market Watch



## Fort Lauderdale Beach (excluding Galt)

### OCEANFRONT CONDO REPORT

Report Date: **10/25/2024**

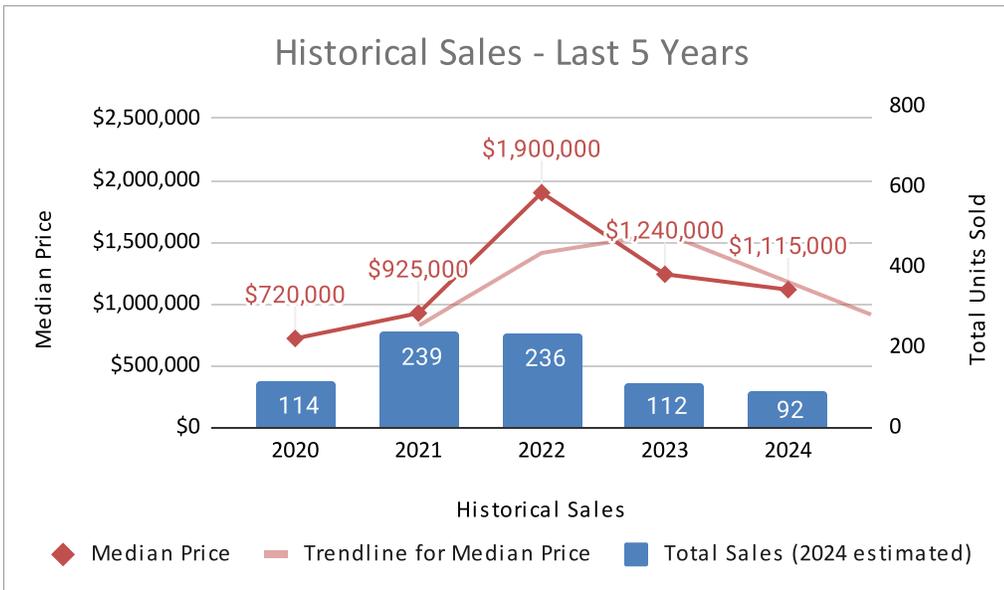
*\*This report includes all oceanfront condos in Fort Lauderdale Beach (excluding Galt Ocean Mile). NOTE: Median sales price in 2022 is inflated due to a high number of new construction sales.*

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
118	\$15,650,000	\$225,000	\$1,572,500	7.5	15.7

*\*Sales per month are based on an average of the past 6 months.*

TRAILING 6 MONTH SALES ANALYSIS (LAST YEAR VS. CURRENT YEAR)			
DATE RANGE	4/25/2023 - 10/25/2023	4/25/2024 - 10/25/2024	CHANGE
Units Sold	52	45	-13.5%
Median Sale Price	\$1,150,000	\$1,058,000	-8.0%
Sq. Ft. Living	1,685	1,599	-5.1%
Price per Sq.Ft.	\$689	\$731	6.1%
Sale Price vs. List Price	96%	92%	-4.2%
Days on Market	46	104	126.1%

*\*The Trailing 6 Month chart compares data from the most recent 6 months to the same period last year.*



PRICE PER SQ FT	
2020	\$451
2021	\$567
2022	\$942
2023	\$734
2024	\$731
% change	62.08%
MEDIAN PRICE	
2020	\$720,000
2021	\$925,000
2022	\$1,900,000
2023	\$1,240,000
2024	\$1,115,000
% change	54.86%



**What is your property worth?**  
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*This report courtesy of:*

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