

Local Market Watch



Fort Lauderdale Ocean Access

SINGLE FAMILY REPORT

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

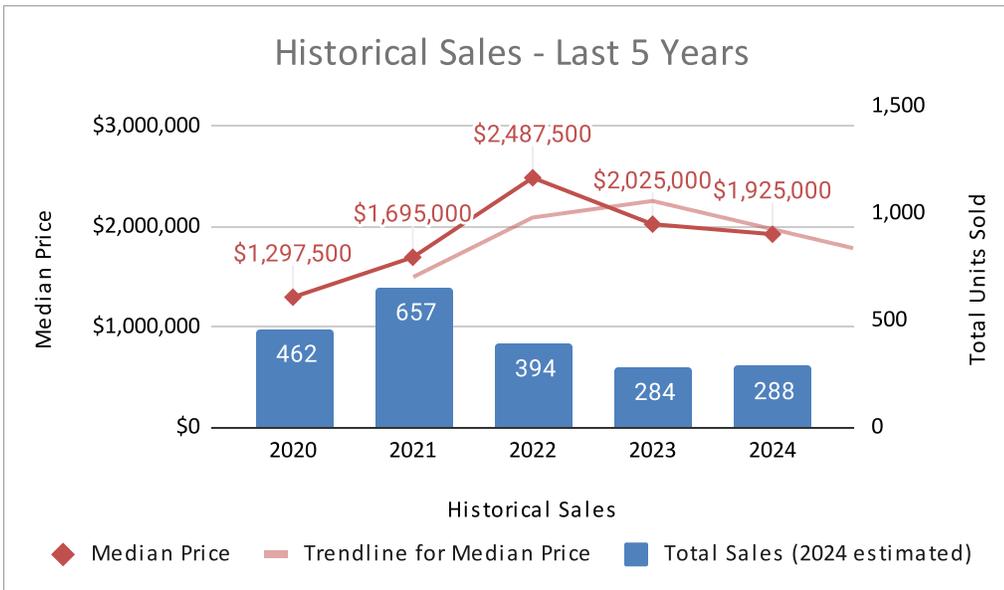
**This report includes all single family waterfront homes with ocean access in Fort Lauderdale.*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
277	\$50,000,000	\$649,995	\$3,950,000	21.3	13.0

**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	160	128	-20.0%
Median Sale Price	\$2,400,000	\$1,995,000	-16.9%
Sq. Ft. Living	2,664	2,346	-11.9%
Price per Sq.Ft.	\$791	\$824	4.2%
Sale Price vs. List Price	94%	93%	-1.1%
Days on Market	58	49	-15.5%

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



PRICE PER SQ FT	
2020	\$456
2021	\$584
2022	\$832
2023	\$775
2024	\$795
% change	74.34%
MEDIAN PRICE	
2020	\$1,297,500
2021	\$1,695,000
2022	\$2,487,500
2023	\$2,025,000
2024	\$1,925,000
% change	48.36%



What is your property worth?
 Contact me today for a free Comparative Market Analysis of your property.

This report courtesy of:

By The Sea Realty
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