

Local Market Watch



Fort Lauderdale Ocean Access

SINGLE FAMILY REPORT

Report Date:

5/9/2025

**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
308	\$49,995,000	\$649,995	\$3,750,000	26.0	11.8

**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	11/9/2023 - 5/9/2024	11/9/2024 - 5/9/2025	CHANGE
Units Sold	147	156	6.1%
Median Sale Price	\$1,900,000	\$2,645,000	39.2%
Sq. Ft. Living	2,615	2,803	7.2%
Price per Sq.Ft.	\$750	\$927	23.6%
Sale Price vs. List Price	94%	92%	-2.1%
Days on Market	73	58	-20.5%

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



PRICE PER SQ FT	
2021	\$584
2022	\$832
2023	\$775
2024	\$796
2025	\$927
% change	58.73%
MEDIAN PRICE	
2021	\$1,695,000
2022	\$2,487,500
2023	\$2,025,000
2024	\$1,950,000
2025	\$2,639,000
% change	55.69%

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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