

Local Market Watch



Lighthouse Point Ocean Access

SINGLE FAMILY REPORT

Report Date:

5/13/2025

**This report includes all property in the town of Lighthouse Point with ocean access*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
62	\$13,995,000	\$1,394,500	\$3,665,000	4.8	12.8

**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	11/13/2023 - 5/13/2024	11/13/2024 - 5/13/2025	CHANGE
Units Sold	35	29	-17.1%
Median Sale Price	\$2,000,000	\$2,850,000	42.5%
Sq. Ft. Living	2,393	3,412	42.6%
Price per Sq.Ft.	\$867	\$879	1.4%
Sale Price vs. List Price	95%	95%	0.0%
Days on Market	62	68	9.7%

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



PRICE PER SQ FT	
2021	\$583
2022	\$744
2023	\$783
2024	\$875
2025	\$812
% change	39.28%
MEDIAN PRICE	
2021	\$1,800,000
2022	\$2,300,000
2023	\$2,512,500
2024	\$2,000,000
2025	\$2,358,500
% change	31.03%

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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