

Local Market Watch



Northeast Broward County

WATERFRONT SINGLE FAMILY REPORT

Report Date:

5/13/2025

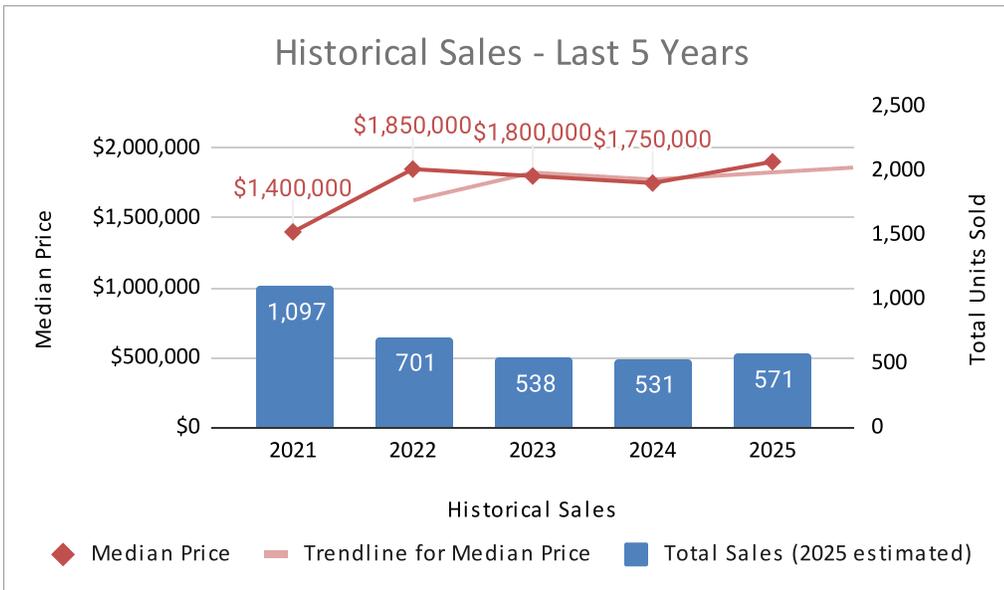
**This report includes waterfront property in the cities of Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Lighthouse Point, Hillsboro Beach, Deerfield Beach and Wilton Manors that has ocean access by boat.*

ACTIVE WATERFRONT SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
516	\$49,995,000	\$649,995	\$2,820,000	44.5	11.6

**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	262	267	1.9%
Median Sale Price	\$1,775,000	\$1,975,000	11.3%
Sq. Ft. Living	2,375	2,455	3.4%
Price per Sq.Ft.	\$759	\$813	7.1%
Sale Price vs. List Price	94%	93%	-1.1%
Days on Market	68	62	-8.8%

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



PRICE PER SQ FT	
2021	\$555
2022	\$749
2023	\$737
2024	\$775
2025	\$809
% change	45.77%
MEDIAN PRICE	
2021	\$1,400,000
2022	\$1,850,000
2023	\$1,800,000
2024	\$1,750,000
2025	\$1,902,500
% change	35.89%



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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