

# Local Market Watch



## Pompano Beach Ocean Access

### SINGLE FAMILY REPORT

Report Date:

5/9/2025

*\*This report includes all single family waterfront homes with ocean access in the city of Pompano Beach*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
102	\$9,995,000	\$779,000	\$1,700,000	9.5	10.7

*\*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	11/9/2023 - 5/9/2024	11/9/2024 - 5/9/2025	CHANGE
Units Sold	51	57	11.8%
Median Sale Price	\$1,500,000	\$1,250,000	-16.7%
Sq. Ft. Living	1,972	1,901	-3.6%
Price per Sq.Ft.	\$713	\$671	-5.9%
Sale Price vs. List Price	95%	94%	-1.1%
Days on Market	47	62	31.9%

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



PRICE PER SQ FT	
2021	\$480
2022	\$675
2023	\$655
2024	\$737
2025	\$655
% change	36.46%
MEDIAN PRICE	
2021	\$949,000
2022	\$1,300,000
2023	\$1,300,000
2024	\$1,475,000
2025	\$1,222,500
% change	28.82%

**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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