

Local Market Watch



Lighthouse Point Ocean Access

SINGLE FAMILY REPORT

Report Date: **2/10/2026**

**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
69	\$16,995,000	\$1,577,000	\$4,250,000	6.2	11.2

**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	8/10/2024 - 2/10/2025	8/10/2025 - 2/10/2026	CHANGE
Units Sold	26	37	42.3%
Median Sale Price	\$2,500,000	\$2,250,000	-10.0%
Sq. Ft. Living	2,700	2,733	1.2%
Price per Sq.Ft.	\$880	\$859	-2.4%
Sale Price vs. List Price	92%	92%	0.0%
Days on Market	55	75	36.4%

**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	\$837
% change	43.57%
MEDIAN PRICE	
2021	\$1,800,000
2022	\$2,300,000
2023	\$2,512,500
2024	\$2,000,000
2025	\$2,550,000
% change	41.67%

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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