

Elliman Report

Q2-2022 Fort Lauderdale, FL Sales

Single Family Dashboard

YEAR-OVER-YEAR

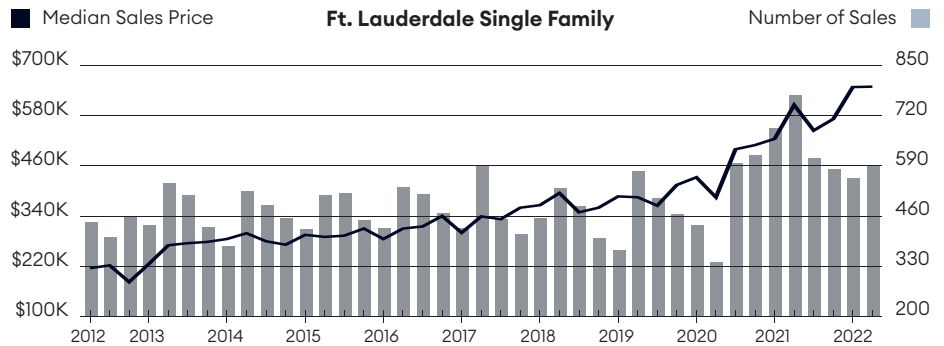
- + 7.3%**
Prices Median Sales Price
- 23.3%**
Sales Closed Sales
- + 25.1%**
Inventory Total Inventory
- 33 days**
Marketing Time Days on Market

Condo Dashboard

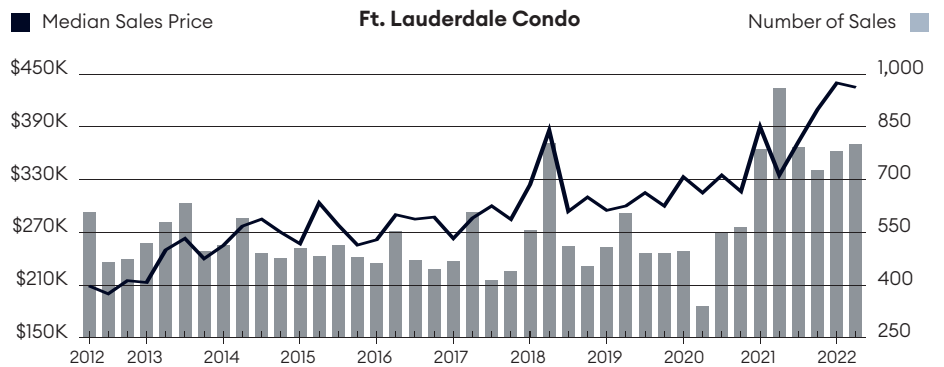
YEAR-OVER-YEAR

- + 29.9%**
Prices Median Sales Price
- 16.7%**
Sales Closed Sales
- 35.7%**
Inventory Total Inventory
- 51 days**
Marketing Time Days on Market

- Single family median sales price rose to a new high for the second straight quarter
- Condo bidding war market share rose to the highest on record



Ft. Lauderdale Single Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,345,810	-5.1%	\$1,418,285	9.7%	\$1,227,328
Average Price Per Sq Ft	\$632	-2.6%	\$649	18.6%	\$533
Median Sales Price	\$650,000	0.2%	\$649,000	7.3%	\$606,000
Number of Sales (Closed)	592	6.5%	556	-23.3%	772
Days on Market (From Last List Date)	31	-38.0%	50	-51.6%	64
Listing Discount (From Last List Price)	3.8%		4.6%		4.9%
Listing Inventory	494	63.6%	302	25.1%	395
Months of Supply	2.5	56.3%	1.6	66.7%	1.5
Average Square Feet	2,119	-1.9%	2,161	-7.4%	2,288



Ft. Lauderdale Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$808,017	-0.3%	\$810,141	53.8%	\$525,480
Average Price Per Sq Ft	\$575	2.3%	\$562	44.1%	\$399
Median Sales Price	\$435,000	-1.1%	\$440,000	29.9%	\$335,000
Number of Sales (Closed)	800	2.6%	780	-16.7%	960
Days on Market (From Last List Date)	47	-38.2%	76	-52.0%	98
Listing Discount (From Last List Price)	2.7%		3.3%		4.5%
Listing Inventory	444	33.3%	333	-35.7%	690
Months of Supply	1.7	30.8%	1.3	-22.7%	2.2
Average Square Feet	1,375	-5.1%	1,449	3.5%	1,329



Price trend indicators and bidding war market share reached new highs as the number of sales declined. Single family median sales price rose 7.3% annually to \$650,000, a new record for the fourth time in six quarters and 68.8% above pre-pandemic levels. Single family sales fell by 23.3% from the prior-year quarter to 592 as listing inventory surged 25.1% to 494 and 49.5% below pre-pandemic levels. With the decline in

sales and increase in listing inventory, months of supply, the number of months to sell all single family listing inventory at the current sales rate, was 2.5 months, a brisk market pace but slower than the same period a year ago. The market share of bidding wars surged to a record 37.7%. Condo's median sales price surged 29.9% annually to \$435,000, the second-highest on record and 45% above

pre-pandemic levels. Condo sales fell by 16.7% from the prior-year quarter to 800 as condo listing inventory dropped 35.7% to 444, the second-lowest on record and 68.8% below pre-pandemic levels. The market share of condo bidding wars surged 29.5% for the fifth quarter with a new high.

Luxury

- Single family median sales price rose annually for the fifth consecutive quarter
- Single family listing inventory rose year over year for the first time in twelve quarters
- Condo listing inventory fell to a new low, falling annually for the tenth straight quarter
- Condo average sales price rose to a new high for the second consecutive quarter

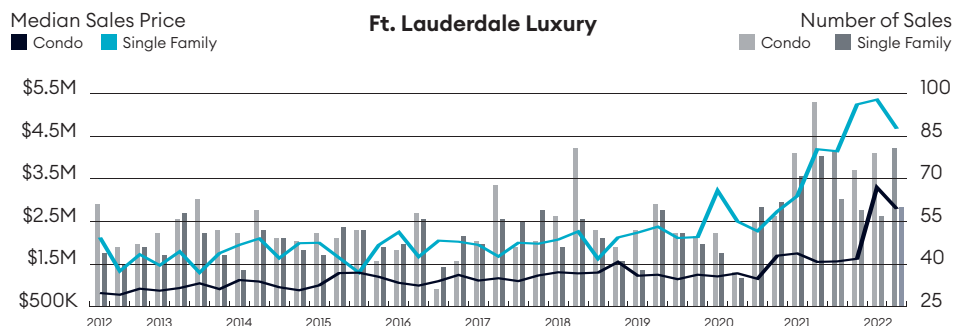
Luxury Single Family Mix	Sales Share	Volume Share
> \$2M (%)	16.7%	57.3%
\$1M - \$2M (%)	16.4%	17.0%
Min. - \$1M (%)	66.9%	25.7%

Luxury Condo Mix	Sales Share	Volume Share
> \$2M (%)	8.1%	38.9%
\$1M - \$2M (%)	10.6%	18.8%
Min. - \$1M (%)	81.3%	42.3%

This sub-category is the analysis of the top ten percent of all condo/townhouse and single-family sales in Fort Lauderdale with the BeachesMLS. The data is also contained within the other markets presented.

Waterfront

- Single family price trend indicators increased to their respective second-highest levels on record
- Single family number of sales declined for the third time in four quarters
- Condo listing inventory fell annually for the sixth consecutive quarter to the second lowest on record



Luxury Single Family Matrix (Top 10% of Sales)	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$5,978,318	-12.9%	\$6,866,200	7.0%	\$5,589,297
Average Price Per Sq Ft	\$1,073	-8.1%	\$1,167	12.2%	\$956
Median Sales Price	\$4,677,500	-12.8%	\$5,362,500	11.4%	\$4,197,500
Number of Sales (Closed)	60	5.3%	57	-23.1%	78
Days on Market (From Last List Date)	65	-53.9%	141	-58.6%	157
Listing Discount (From Last List Price)	7.4%		7.5%		7.2%
Listing Inventory	131	13.9%	115	15.9%	113
Months of Supply	6.6	8.2%	6.1	53.5%	4.3
Entry Price Threshold	\$3,025,000	4.3%	\$2,900,000	8.0%	\$2,800,000
Average Square Feet	5,740	-1.4%	5,822	-4.2%	5,989

Luxury Condo Matrix (Top 10% of Sales)	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$3,469,767	3.4%	\$3,354,826	86.4%	\$1,861,082
Average Price Per Sq Ft	\$1,267	-0.2%	\$1,270	82.8%	\$693
Median Sales Price	\$2,795,000	-15.3%	\$3,300,000	80.2%	\$1,551,000
Number of Sales (Closed)	81	2.5%	79	-16.5%	97
Days on Market (From Last List Date)	141	-47.0%	266	10.2%	128
Listing Discount (From Last List Price)	4.5%		5.0%		5.9%
Listing Inventory	87	-43.1%	153	-43.9%	155
Months of Supply	3.2	-44.8%	5.8	-33.3%	4.8
Entry Price Threshold	\$1,720,000	-0.7%	\$1,732,000	49.6%	\$1,150,000
Average Square Feet	2,729	2.7%	2,657	1.5%	2,689

Waterfront Single Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$3,243,037	-8.7%	\$3,550,881	17.9%	\$2,750,276
Average Price Per Sq Ft	\$945	-3.7%	\$981	23.5%	\$765
Median Sales Price	\$2,200,000	-6.4%	\$2,350,000	29.8%	\$1,695,000
Number of Sales (Closed)	149	4.2%	143	-31.3%	217

Waterfront Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,087,985	-1.6%	\$1,105,863	61.7%	\$672,886
Average Price Per Sq Ft	\$711	0.0%	\$711	60.1%	\$444
Median Sales Price	\$542,500	-7.4%	\$586,000	20.8%	\$449,000
Number of Sales (Closed)	444	3.0%	431	-19.1%	549

This sub-category is the analysis of Fort Lauderdale sales tagged as "Waterfront" by South Florida MLS. The data is also contained within the other markets presented.

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
 Methodology: millersamuel.com/research-reports/methodology

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