

# Elliman Report

## Q1-2022

### Pompano Beach, FL Sales

## Single Family

Dashboard

YEAR-OVER-YEAR

- + 12.3%**  
Prices Median Sales Price
- 14.2%**  
Sales Closed Sales
- 43.2%**  
Inventory Total Inventory
- 2.5%**  
Negotiability Listing Discount

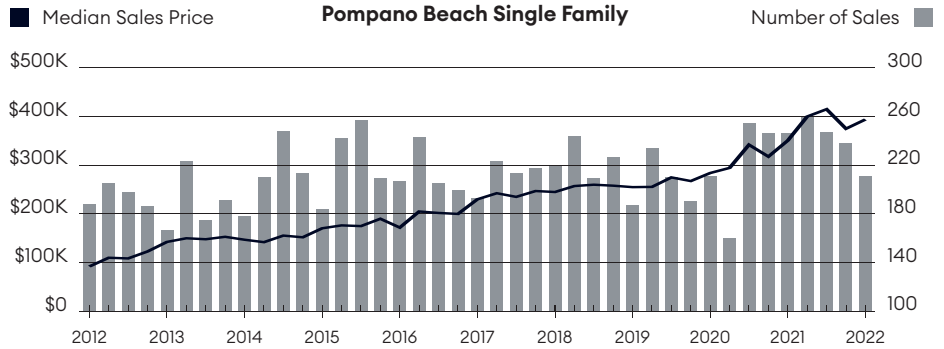
## Condo

Dashboard

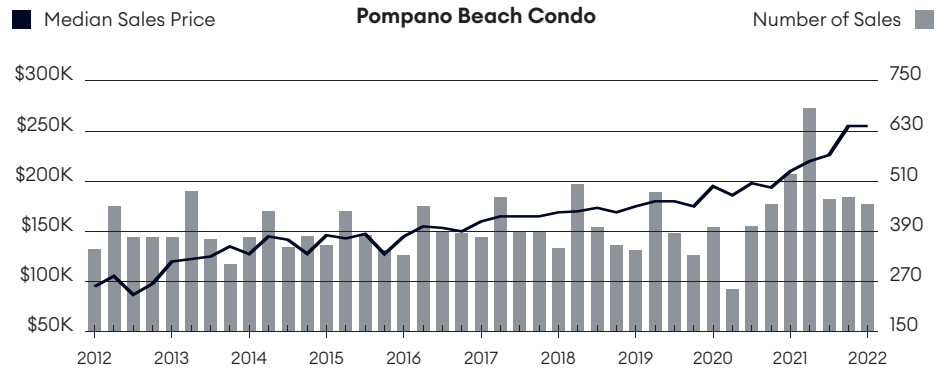
YEAR-OVER-YEAR

- + 21.4%**  
Prices Median Sales Price
- 13.5%**  
Sales Closed Sales
- 13.1%**  
Inventory Total Inventory
- 2.9%**  
Negotiability Listing Discount

- Single family median sales price rose annually for the tenth consecutive quarter
- Condo price trend indicators rose to new highs for the fifth straight quarter



Pompano Beach Single Family Matrix	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$649,153	4.2%	\$622,988	16.7%	\$556,375
Average Price Per Sq Ft	\$415	9.8%	\$378	23.5%	\$336
Median Sales Price	\$394,000	5.1%	\$375,000	12.3%	\$350,750
Number of Sales (Closed)	211	-11.3%	238	-14.2%	246
Days on Market (From Last List Date)	39	2.6%	38	-25.0%	52
Listing Discount (From Last List Price)	1.5%		3.9%		4.0%
Listing Inventory	25	-43.2%	44	-43.2%	44
Months of Supply	0.4	-33.3%	0.6	-20.0%	0.5
Average Square Feet	1,718	0.9%	1,702	-1.4%	1,743



Pompano Beach Condo Matrix	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$326,294	1.2%	\$322,282	17.9%	\$276,689
Average Price Per Sq Ft	\$270	2.3%	\$264	20.0%	\$225
Median Sales Price	\$255,000	0.0%	\$255,000	21.4%	\$210,000
Number of Sales (Closed)	456	-3.2%	471	-13.5%	527
Days on Market (From Last List Date)	41	2.5%	40	-44.6%	74
Listing Discount (From Last List Price)	1.5%		2.4%		4.4%
Listing Inventory	113	-3.4%	117	-13.1%	130
Months of Supply	0.7	0.0%	0.7	0.0%	0.7
Average Square Feet	1,190	-2.6%	1,222	-3.1%	1,228

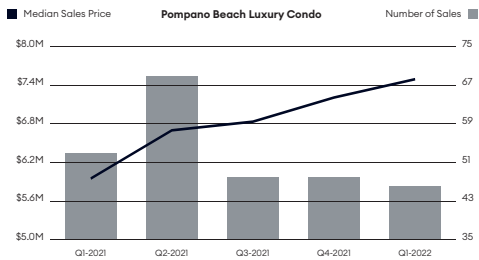
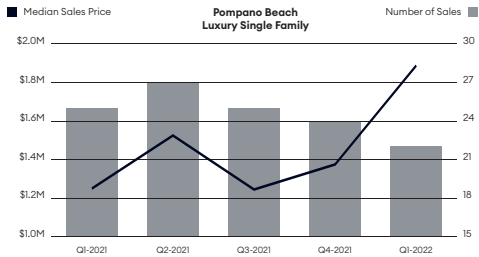


Low listing inventory levels held back potential sales as price trend indicators pressed higher. Single family median sales price rose 12.3% year over year to \$394,000, the third-highest in history and 38.7% above pre-pandemic levels. Listing inventory for single families dropped 43.2% from the prior-year quarter. Despite the decline in sales, months of supply was 0.4

months, a blistering single family market pace. Bidding war market share more than double annually to 38.4%. Condo market conditions were generally similar, with record prices and low listing inventory. All three condo price trend indicators surged annually to new highs for the fifth consecutive quarter. Condo median sales price jumped 21.4% year

over year to a record \$255,000 and 30.8% above pre-pandemic levels. Listing inventory fell 13.1% annually to 113. With listing inventory and sales declining, the pace of the market was blistering at 0.7 months. Condos' bidding war market share surged to 28.7% to reach a new high.

## Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$2,223,727	-11.4%	\$2,509,854	20.0%	\$1,853,500
Average Price per Sq Ft	\$785	4.5%	\$751	37.5%	\$571
Median Sales Price	\$1,887,500	37.3%	\$1,375,000	51.0%	\$1,250,000
Number of Sales (Closed)	22	-8.3%	24	-12.0%	25
Days on Market (From Last List Date)	70	62.8%	43	-22.2%	90
Listing Discount (From Last List Price)	2.5%		6.9%		5.5%
Listing Inventory	4	0.0%	4	33.3%	3
Months of Supply	0.5	0.0%	0.5	25.0%	0.4
Entry Price Threshold	\$1,285,000	28.5%	\$1,000,000	33.9%	\$960,000
Average Square Feet	2,831	-5.2%	2,985	-12.8%	3,247

Luxury Condo Matrix (Top 10% of Sales)	Q1-2022	%Δ (QTR)	Q4-2021	%Δ (YR)	Q1-2021
Average Sales Price	\$899,772	2.2%	\$880,768	19.5%	\$752,963
Average Price per Sq Ft	\$481	6.7%	\$451	19.4%	\$403
Median Sales Price	\$749,500	4.0%	\$721,000	26.0%	\$595,000
Number of Sales (Closed)	46	-4.2%	48	-13.2%	53
Days on Market (From Last List Date)	42	-16.0%	50	-60.4%	106
Listing Discount (From Last List Price)	2.4%		2.1%		5.5%
Listing Inventory	25	0.0%	25	-10.7%	28
Months of Supply	1.6	0.0%	1.6	0.0%	1.6
Entry Price Threshold	\$580,000	6.4%	\$545,000	20.8%	\$480,000
Average Square Feet	1,788	-9.0%	1,964	-4.3%	1,869

## By Sales Share

### Pompano Beach

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	38.6%	33.2%
Single Family Mortgage	61.4%	66.8%
Condo Cash	59.2%	51.8%
Condo Mortgage	40.8%	48.2%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	64.5%	67.1%
Single Family \$500K - \$1.5M	27.5%	29.3%
Single Family Over \$1.5M	8.1%	3.7%
Condo Under \$500K	87.5%	91.3%
Condo \$500K - \$1.5M	11.6%	8.3%
Condo Over \$1.5M	0.9%	0.4%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	38.4%	17.9%
Single Family At	14.7%	16.3%
Single Family Under	46.9%	65.9%
Condo Over	28.7%	4.6%
Condo At	18.2%	11.2%
Condo Under	53.1%	84.3%

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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