

# Elliman Report

## Q4-2022 Pompano Beach, FL Sales

### Single Family

#### Dashboard

YEAR-OVER-YEAR

**+ 10.4%**  
Prices Median Sales Price

**- 29.0%**  
Sales Closed Sales

**+ 347.7%**  
Inventory Total Inventory

**+ 1.4%**  
Negotiability Listing Discount

### Condo

#### Dashboard

YEAR-OVER-YEAR

**+ 15.1%**  
Prices Median Sales Price

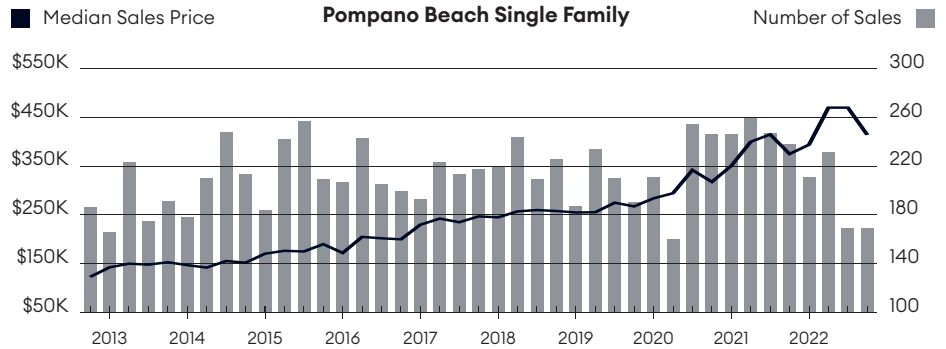
**- 39.3%**  
Sales Closed Sales

**+ 211.1%**  
Inventory Total Inventory

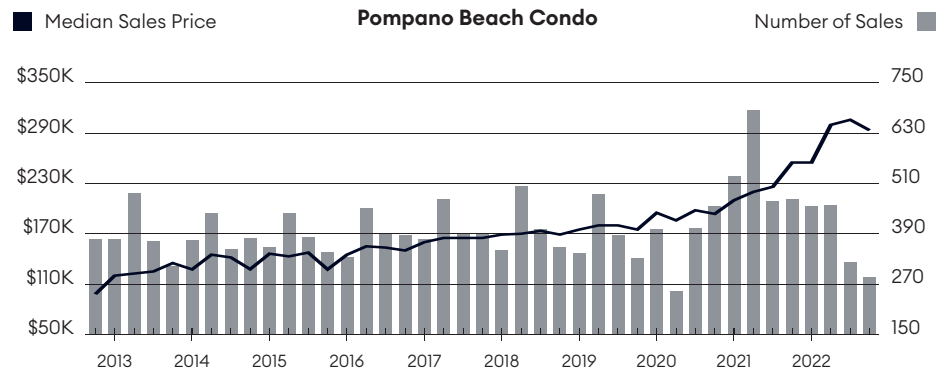
**+ 1.5%**  
Negotiability Listing Discount

- Single family price trend indicators showed mixed annual trends as sales decreased

- Condo price trend indicators surged year over year as the number of sales declined



Pompano Beach Single Family Matrix	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$535,232	-15.7%	\$635,103	-14.1%	\$622,988
Average Price Per Sq Ft	\$362	-11.5%	\$409	-4.2%	\$378
Median Sales Price	\$414,000	-11.9%	\$470,000	10.4%	\$375,000
Number of Sales (Closed)	169	0.0%	169	-29.0%	238
Days on Market (From Last List Date)	41	36.7%	30	7.9%	38
Listing Discount (From Last List Price)	5.3%		4.7%		3.9%
Listing Inventory	197	0.5%	196	347.7%	44
Months of Supply	3.5	0.0%	3.5	483.3%	0.6
Average Square Feet	1,573	-3.7%	1,634	-7.6%	1,702



Pompano Beach Condo Matrix	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$398,295	13.3%	\$351,555	23.6%	\$322,282
Average Price Per Sq Ft	\$311	6.5%	\$292	17.8%	\$264
Median Sales Price	\$293,500	-4.1%	\$306,000	15.1%	\$255,000
Number of Sales (Closed)	286	-10.9%	321	-39.3%	471
Days on Market (From Last List Date)	37	37.0%	27	-7.5%	40
Listing Discount (From Last List Price)	3.9%		2.2%		2.4%
Listing Inventory	364	22.1%	298	211.1%	117
Months of Supply	3.8	35.7%	2.8	442.9%	0.7
Average Square Feet	1,226	2.1%	1,201	0.3%	1,222

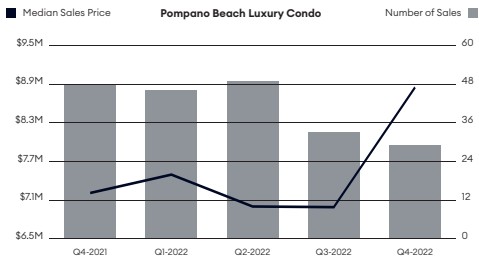
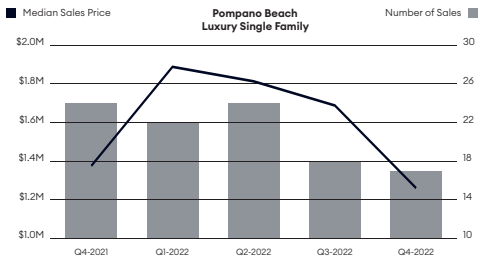


Pricing in the luxury market, representing the top ten percent of all sales, saw annual declines in the single family market and gains in the condo market. The luxury median sales price was substantially higher than pre-pandemic levels, up 56% for single families and 29.8% for condos. Market-wide, the median sales price for single families rose 10.4% annually to \$414,000

and was 54.8% above pre-pandemic levels. However, sales fell 29% yearly to 169, 11.1% below pre-pandemic levels. Over the same period listing inventory jumped to 197. The bidding war market share for single family sales in the quarter was 16% compared to a market share of 27.7% in the prior-year quarter during the boom. The condo market

followed a similar pattern, with the median sales price rising 15.1% yearly to \$293,500, the third-highest on record, and 67.7% above pre-pandemic levels. Condo sales fell 39.3%, and listing inventory more than tripled year over year to 364, despite the slowdown to the 3.8-month pace of the condo market from last year's housing boom pace of 0.7 months.

## Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$1,365,750	-18.9%	\$1,684,583	-45.6%	\$2,509,854
Average Price per Sq Ft	\$623	-10.9%	\$699	-17.0%	\$751
Median Sales Price	\$1,260,000	-25.3%	\$1,687,500	-8.4%	\$1,375,000
Number of Sales (Closed)	17	-5.6%	18	-29.2%	24
Days on Market (From Last List Date)	65	62.5%	40	51.2%	43
Listing Discount (From Last List Price)	6.9%		8.2%		6.9%
Listing Inventory	77	20.3%	64	1825.0%	4
Months of Supply	13.6	27.1%	10.7	2620.0%	0.5
Entry Price Threshold	\$1,000,000	-23.1%	\$1,300,000	0.0%	\$1,000,000
Average Square Feet	2,190	-8.4%	2,391	-26.6%	2,985

Luxury Condo Matrix (Top 10% of Sales)	Q4-2022	%Δ (QTR)	Q3-2022	%Δ (YR)	Q4-2021
Average Sales Price	\$1,197,062	58.1%	\$757,121	35.9%	\$880,768
Average Price per Sq Ft	\$509	9.9%	\$463	12.9%	\$451
Median Sales Price	\$885,000	26.6%	\$699,000	22.7%	\$721,000
Number of Sales (Closed)	29	-12.1%	33	-39.6%	48
Days on Market (From Last List Date)	66	78.4%	37	32.0%	50
Listing Discount (From Last List Price)	5.7%		2.8%		2.1%
Listing Inventory	74	-6.3%	79	196.0%	25
Months of Supply	7.7	6.9%	7.2	381.3%	1.6
Entry Price Threshold	\$647,000	12.5%	\$575,000	18.7%	\$545,000
Average Square Feet	2,086	27.6%	1,635	6.2%	1,964

## By Sales Share

### Pompano Beach

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	34.6%	30.8%
Single Family Mortgage	65.4%	69.2%
Condo Cash	61.3%	55.7%
Condo Mortgage	38.7%	44.3%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	66.9%	67.2%
Single Family \$500K - \$1.5M	30.2%	28.6%
Single Family Over \$1.5M	3.0%	4.2%
Condo Under \$500K	79.4%	88.1%
Condo \$500K - \$1.5M	18.9%	10.8%
Condo Over \$1.5M	1.7%	1.1%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	16.0%	27.7%
Single Family At	10.1%	13.4%
Single Family Under	74.0%	58.8%
Condo Over	13.6%	15.9%
Condo At	14.7%	21.2%
Condo Under	71.7%	62.8%

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
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