

Elliman Report

Q4-2023 Pompano Beach, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

+ 8.8%
Prices Median Sales Price

- 13.6%
Sales Closed Sales

+ 18.3%
Inventory Total Inventory

+ 0.2%
Negotiability Listing Discount

Condo

Dashboard

YEAR-OVER-YEAR

+ 12.8%
Prices Median Sales Price

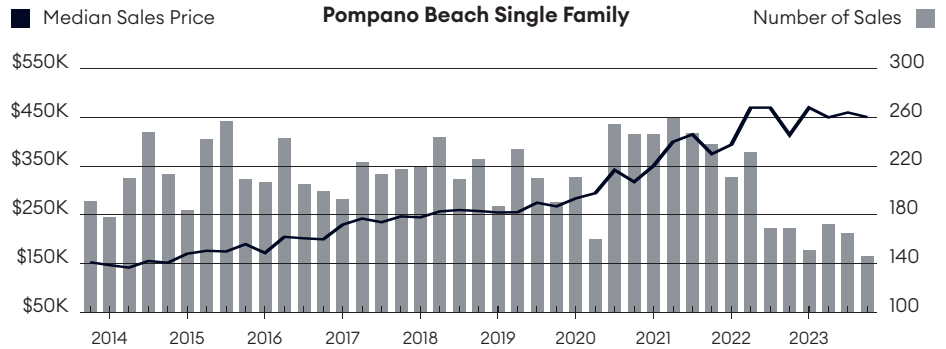
- 0.7%
Sales Closed Sales

+ 65.7%
Inventory Total Inventory

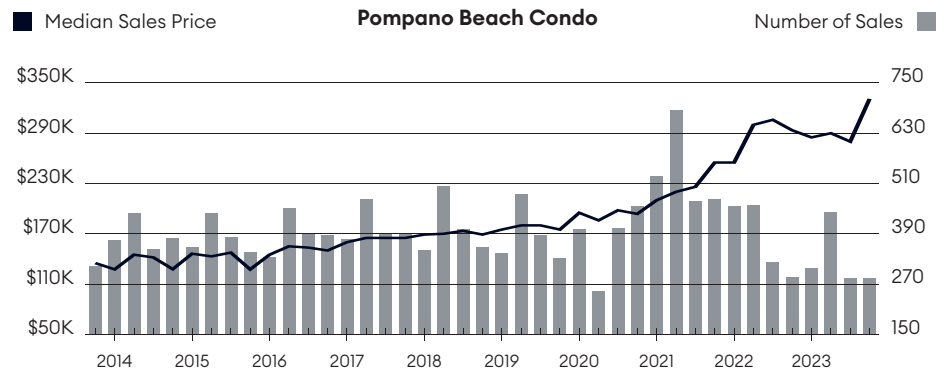
+ 1.2%
Negotiability Listing Discount

- Single family price trend indicators increased sharply year over year

- Condo price trend indicators expanded annually



Pompano Beach Single Family Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$712,161	9.0%	\$653,248	33.1%	\$535,232
Average Price Per Sq Ft	\$456	9.4%	\$417	26.0%	\$362
Median Sales Price	\$450,500	-2.1%	\$460,000	8.8%	\$414,000
Number of Sales (Closed)	146	-11.5%	165	-13.6%	169
Days on Market (From Last List Date)	43	-14.0%	50	4.9%	41
Listing Discount (From Last List Price)	5.5%		4.9%		5.3%
Listing Inventory	233	25.3%	186	18.3%	197
Months of Supply	4.8	41.2%	3.4	37.1%	3.5
Average Square Feet	1,695	0.7%	1,684	7.8%	1,573



Pompano Beach Condo Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$446,738	27.9%	\$349,235	12.2%	\$398,295
Average Price Per Sq Ft	\$350	16.3%	\$301	12.5%	\$311
Median Sales Price	\$331,000	18.2%	\$280,000	12.8%	\$293,500
Number of Sales (Closed)	284	0.4%	283	-0.7%	286
Days on Market (From Last List Date)	60	20.0%	50	62.2%	37
Listing Discount (From Last List Price)	5.1%		3.8%		3.9%
Listing Inventory	603	39.6%	432	65.7%	364
Months of Supply	6.4	39.1%	4.6	68.4%	3.8
Average Square Feet	1,270	8.5%	1,171	3.6%	1,226

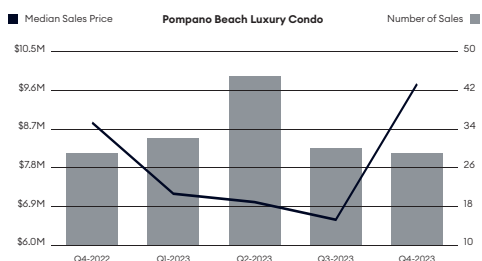
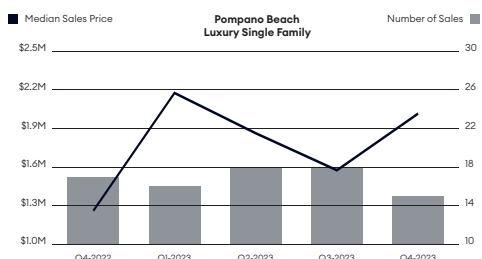


All single family price trend indicators rose year over year, as median sales and average sales prices reached the third-highest levels on record. Median sales price increased 8.8% from the year-ago quarter to \$450,500. Single family sales fell 13.6% over the same period to 146 as listing inventory rose 18.3% to 233. With sales falling and listing inventory increasing, the

pace of the market – months of supply – was 4.8, 37.1% slower than last year. Like single families, all condo price trend indicators increased annually. Condo median sales price rose by 12.8% to \$331,000, reaching the highest on record. Condo listing inventory has been expanding for seven consecutive quarters, up 65.7% annually to 603. The

condo luxury market, representing the top ten percent of all condo sales, started at \$730,000 as the median sales price rose annually by 10.2% to \$975,000, the highest on record. The condo luxury listing inventory increased annually by 9.5% to 81.

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$2,712,767	45.9%	\$1,859,667	98.6%	\$1,365,750
Average Price per Sq Ft	\$881	18.4%	\$744	41.4%	\$623
Median Sales Price	\$2,015,000	27.9%	\$1,575,000	59.9%	\$1,260,000
Number of Sales (Closed)	15	-16.7%	18	-11.8%	17
Days on Market (From Last List Date)	77	10.0%	70	18.5%	65
Listing Discount (From Last List Price)	8.8%		8.4%		6.9%
Listing Inventory	68	1.5%	67	-11.7%	77
Months of Supply	13.6	21.4%	11.2	0.0%	13.6
Entry Price Threshold	\$1,375,000	7.8%	\$1,275,000	37.5%	\$1,000,000
Average Square Feet	3,078	23.1%	2,500	40.5%	2,190

Luxury Condo Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$1,420,308	67.9%	\$846,013	18.6%	\$1,197,062
Average Price per Sq Ft	\$752	62.8%	\$462	47.7%	\$509
Median Sales Price	\$975,000	48.0%	\$658,938	10.2%	\$885,000
Number of Sales (Closed)	29	-3.3%	30	0.0%	29
Days on Market (From Last List Date)	74	32.1%	56	12.1%	66
Listing Discount (From Last List Price)	6.8%		4.3%		5.7%
Listing Inventory	81	-30.2%	116	9.5%	74
Months of Supply	8.4	-27.6%	11.6	9.1%	7.7
Entry Price Threshold	\$730,000	23.7%	\$590,000	12.8%	\$647,000
Average Square Feet	1,912	4.5%	1,830	-8.3%	2,086

By Sales Share

Pompano Beach

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	40.7%	34.6%
Single Family Mortgage	59.3%	65.4%
Condo Cash	65.4%	61.3%
Condo Mortgage	34.6%	38.7%

Price	Current Quarter	Prior Year Quarter	Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Under \$500K	60.3%	66.9%	Single Family Over	19.9%	16.0%
Single Family \$500K - \$1.5M	30.8%	30.2%	Single Family At	11.0%	10.1%
Single Family Over \$1.5M	8.9%	3.0%	Single Family Under	69.2%	74.0%
Condo Under \$500K	76.8%	79.4%	Condo Over	7.0%	13.6%
Condo \$500K - \$1.5M	19.7%	18.9%	Condo At	13.0%	14.7%
Condo Over \$1.5M	3.5%	1.7%	Condo Under	79.9%	71.7%

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

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