

Elliman Report

Q1-2024

Lighthouse Point, FL Sales

Single Family

Dashboard

YEAR-OVER-YEAR

- **28.2%**
Prices Median Sales Price

= **0.0%**
Sales Closed Sales

+ **32.9%**
Inventory Total Inventory

- **3.5%**
Negotiability Listing Discount

Condo

Dashboard

YEAR-OVER-YEAR

+ **30.8%**
Prices Median Sales Price

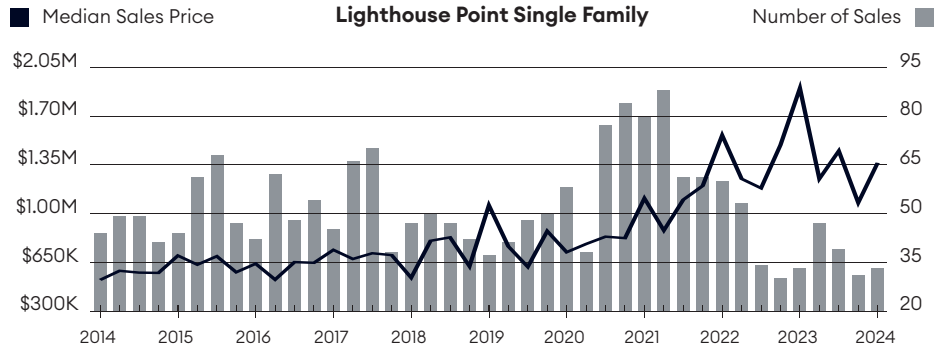
+ **13.6%**
Sales Closed Sales

+ **37.5%**
Inventory Total Inventory

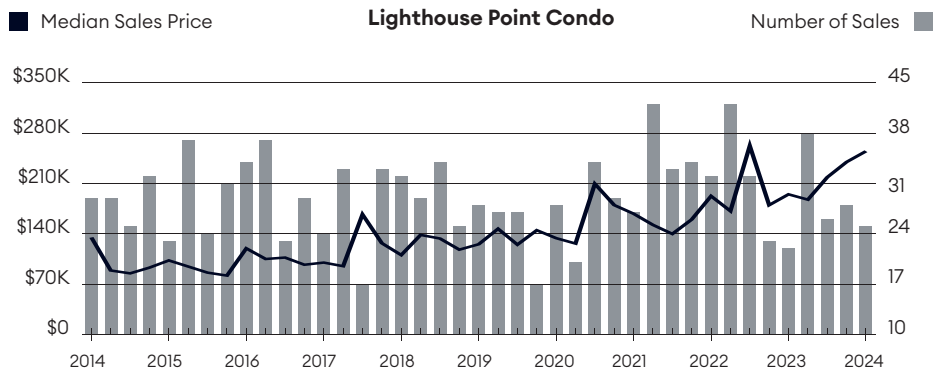
- **0.9%**
Negotiability Listing Discount

- Single family sales stabilized annually after two quarters of gains

- Condo median sales price rose year over year for the eighth time in nine quarters



Lighthouse Point Single Family Matrix	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$1,785,748	8.6%	\$1,644,836	-11.9%	\$2,026,497
Average Price Per Sq Ft	\$778	21.2%	\$642	10.2%	\$706
Median Sales Price	\$1,365,000	26.6%	\$1,078,425	-28.2%	\$1,900,000
Number of Sales (Closed)	33	6.5%	31	0.0%	33
Days on Market (From Last List Date)	72	-13.3%	83	14.3%	63
Listing Discount (From Last List Price)	5.3%		7.6%		8.8%
Listing Inventory	97	15.5%	84	32.9%	73
Months of Supply	8.8	8.6%	8.1	33.3%	6.6
Average Square Feet	2,296	-10.3%	2,560	-20.0%	2,870



Lighthouse Point Condo Matrix	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$342,012	17.8%	\$290,402	36.1%	\$251,268
Average Price Per Sq Ft	\$310	15.2%	\$269	19.7%	\$259
Median Sales Price	\$255,000	6.3%	\$240,000	30.8%	\$195,000
Number of Sales (Closed)	25	-10.7%	28	13.6%	22
Days on Market (From Last List Date)	33	-46.8%	62	10.0%	30
Listing Discount (From Last List Price)	5.1%		5.8%		6.0%
Listing Inventory	55	22.2%	45	37.5%	40
Months of Supply	6.6	37.5%	4.8	20.0%	5.5
Average Square Feet	1,102	1.4%	1,087	13.5%	971



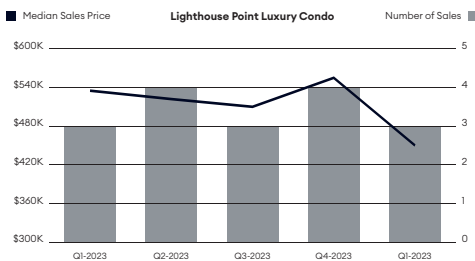
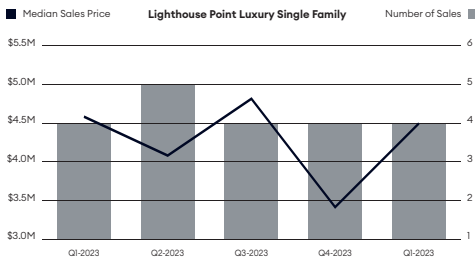
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single family price trend indicators showed mixed annual results as sales stabilized. Median sales price fell 28.2% yearly to \$1,365,000, mainly because the average sales size dropped 20% to 2,296 square feet. The average sales price of a single family fell 11.9% yearly to \$1,785,748, as sales remained stable at 33. Listing inventory for

single families rose by 32.9% to 97, the second increase in three quarters. In addition, condo price trend indicators showed higher yearly results. Condo median sales price surged 30.8% to \$255,000, the second-highest on record. Condo sales increased by 13.6% annually to 25, in line with the 28 first-quarter

average for the decade. The condo luxury market, representing the top ten percent of all condo sales, started at \$449,900. The median sales price for the condo luxury market declined year over year by 15.9% to \$450,000. The condo luxury listing inventory fell annually by 40% to 15.

Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$5,160,000	52.2%	\$3,390,000	7.1%	\$4,817,500
Average Price per Sq Ft	\$1,274	65.5%	\$770	38.3%	\$921
Median Sales Price	\$4,497,500	31.7%	\$3,415,000	-1.9%	\$4,585,000
Number of Sales (Closed)	4	0.0%	4	0.0%	4
Days on Market (From Last List Date)	59	-68.9%	190	-23.4%	77
Listing Discount (From Last List Price)	1.7%		7.7%		6.6%
Listing Inventory	33	-2.9%	34	43.5%	23
Months of Supply	24.8	-2.7%	25.5	43.4%	17.3
Entry Price Threshold	\$3,150,000	9.4%	\$2,880,000	-18.2%	\$3,850,000
Average Square Feet	4,050	-8.1%	4,405	-22.6%	5,233

Luxury Condo Matrix (Top 10% of Sales)	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$1,043,300	82.2%	\$572,500	68.4%	\$619,667
Average Price per Sq Ft	\$485	42.2%	\$341	25.6%	\$386
Median Sales Price	\$450,000	-18.9%	\$555,000	-15.9%	\$535,000
Number of Sales (Closed)	3	-25.0%	4	0.0%	3
Days on Market (From Last List Date)	9	-81.6%	49	-67.9%	28
Listing Discount (From Last List Price)	3.8%		7.1%		3.5%
Listing Inventory	15	66.7%	9	-40.0%	25
Months of Supply	15.0	120.6%	6.8	-40.0%	25.0
Entry Price Threshold	\$449,900	-18.2%	\$550,000	13.9%	\$395,000
Average Square Feet	2,149	27.8%	1,681	33.8%	1,606

By Sales Share

Lighthouse Point

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	60.6%	62.5%
Single Family Mortgage	39.4%	37.5%
Condo Cash	84.0%	81.0%
Condo Mortgage	16.0%	19.0%

Price	Current Quarter	Prior Year Quarter	Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Under \$500K	0.0%	0.0%	Single Family Over	3.0%	3.0%
Single Family \$500K - \$1.5M	54.5%	45.5%	Single Family At	9.1%	9.1%
Single Family Over \$1.5M	45.5%	54.5%	Single Family Under	87.9%	87.9%
Condo Under \$500K	96.0%	90.9%	Condo Over	4.0%	0.0%
Condo \$500K - \$1.5M	0.0%	9.1%	Condo At	16.0%	22.7%
Condo Over \$1.5M	4.0%	0.0%	Condo Under	80.0%	77.3%

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

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