

# Elliman Report

## Q1-2024 Pompano Beach, FL Sales

### Single Family

#### Dashboard

YEAR-OVER-YEAR

- **4.3%**  
Prices Median Sales Price
- **7.9%**  
Sales Closed Sales
- + **36.4%**  
Inventory Total Inventory
- **0.7%**  
Negotiability Listing Discount

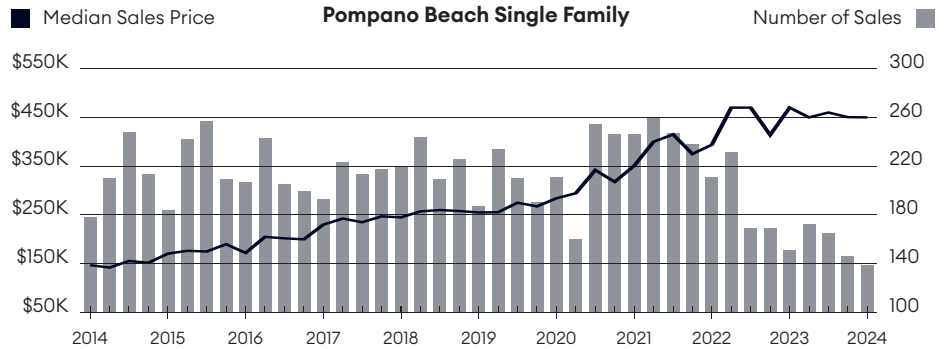
### Condo

#### Dashboard

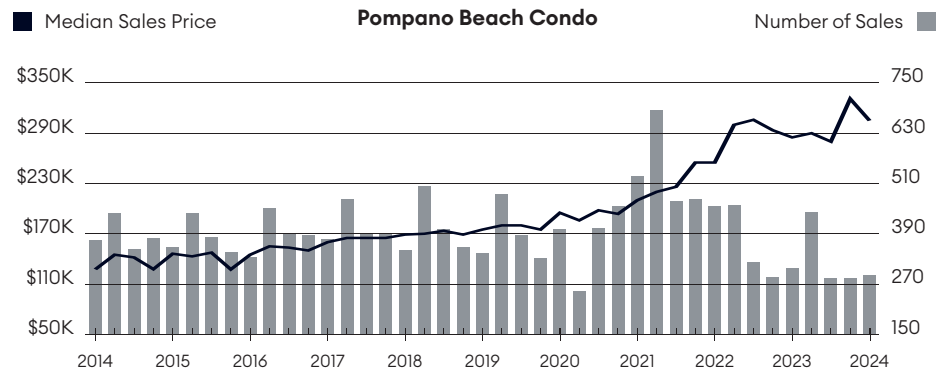
YEAR-OVER-YEAR

- + **7.0%**  
Prices Median Sales Price
- **5.5%**  
Sales Closed Sales
- + **90.7%**  
Inventory Total Inventory
- + **1.7%**  
Negotiability Listing Discount

- Single family price trend indicators and sales declined as listing inventory expanded
- Condo price trend indicators rose to their second-highest levels on record



Pompano Beach Single Family Matrix	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$655,260	-8.0%	\$712,161	-10.8%	\$734,915
Average Price Per Sq Ft	\$427	-6.4%	\$456	-2.5%	\$438
Median Sales Price	\$450,000	-0.1%	\$450,500	-4.3%	\$470,000
Number of Sales (Closed)	139	-4.8%	146	-7.9%	151
Days on Market (From Last List Date)	52	20.9%	43	-1.9%	53
Listing Discount (From Last List Price)	5.5%		5.5%		6.2%
Listing Inventory	236	1.3%	233	36.4%	173
Months of Supply	5.1	6.3%	4.8	50.0%	3.4
Average Square Feet	1,715	1.2%	1,695	-0.1%	1,717



Pompano Beach Condo Matrix	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$390,809	-12.5%	\$446,738	11.9%	\$349,181
Average Price Per Sq Ft	\$317	-9.4%	\$350	5.3%	\$301
Median Sales Price	\$305,000	-7.9%	\$331,000	7.0%	\$285,000
Number of Sales (Closed)	290	2.1%	284	-5.5%	307
Days on Market (From Last List Date)	63	5.0%	60	26.0%	50
Listing Discount (From Last List Price)	5.7%		5.1%		4.0%
Listing Inventory	820	36.0%	603	90.7%	430
Months of Supply	8.5	32.8%	6.4	102.4%	4.2
Average Square Feet	1,224	-3.6%	1,270	5.2%	1,164

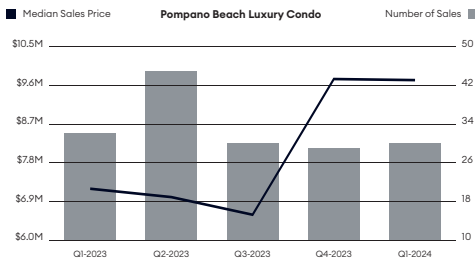
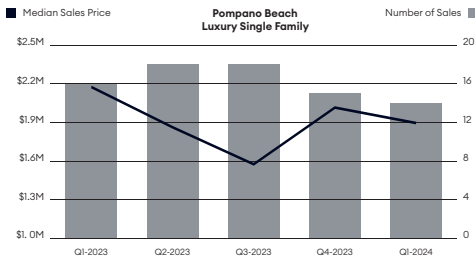


Single family price trend indicators and sales slipped. The single family median sales price slid 4.3% yearly to \$450,000 for the third time in four quarters. The average sales price of a single family fell 10.8% yearly to \$655,260, as sales decreased 7.9% to 139 for the eleventh consecutive decline. Listing inventory for single

families rose 36.4% to 236 for the second annual increase. In addition, condo price trend indicators reached their second-highest levels on record. Condo median sales price increased 7% to \$305,000 as condo sales declined by 5.5% annually to 290, well below the 374 first-quarter average for the decade.

The condo luxury market, representing the top ten percent of all condo sales, started at \$660,000. The median sales price for the condo luxury market surged 35.2% year over year to \$972,500. Luxury condo listing inventory fell annually by 15.4% to 99.

## Luxury



Luxury Single Family Matrix (Top 10% of Sales)	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$1,991,143	-26.6%	\$2,712,767	-11.4%	\$2,246,719
Average Price per Sq Ft	\$690	-21.7%	\$881	-12.3%	\$787
Median Sales Price	\$1,895,000	-6.0%	\$2,015,000	-12.9%	\$2,175,000
Number of Sales (Closed)	14	-6.7%	15	-12.5%	16
Days on Market (From Last List Date)	92	19.5%	77	43.8%	64
Listing Discount (From Last List Price)	10.3%		8.8%		11.0%
Listing Inventory	88	29.4%	68	72.5%	51
Months of Supply	18.9	39.0%	13.6	96.9%	9.6
Entry Price Threshold	\$1,500,000	9.1%	\$1,375,000	3.4%	\$1,450,000
Average Square Feet	2,884	-6.3%	3,078	10.0%	2,622

Luxury Condo Matrix (Top 10% of Sales)	Q1-2024	%Δ (QTR)	Q4-2023	%Δ (YR)	Q1-2023
Average Sales Price	\$1,032,767	-27.3%	\$1,420,308	18.1%	\$874,267
Average Price per Sq Ft	\$501	-33.4%	\$752	1.8%	\$492
Median Sales Price	\$972,500	-0.3%	\$975,000	35.2%	\$719,500
Number of Sales (Closed)	30	3.4%	29	-6.3%	32
Days on Market (From Last List Date)	71	-4.1%	74	69.0%	42
Listing Discount (From Last List Price)	8.8%		6.8%		5.3%
Listing Inventory	99	22.2%	81	-15.4%	117
Months of Supply	9.9	17.9%	8.4	-10.0%	11.0
Entry Price Threshold	\$660,000	-9.6%	\$730,000	17.9%	\$560,000
Average Square Feet	2,067	8.1%	1,912	16.4%	1,776

## By Sales Share

### Pompano Beach

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	37.6%	38.9%
Single Family Mortgage	62.4%	61.1%
Condo Cash	71.9%	61.3%
Condo Mortgage	28.1%	38.7%

Price	Current Quarter	Prior Year Quarter	Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Under \$500K	57.6%	55.0%	Single Family Over	12.2%	13.9%
Single Family \$500K - \$1.5M	33.8%	35.8%	Single Family At	16.5%	11.9%
Single Family Over \$1.5M	8.6%	9.3%	Single Family Under	71.2%	74.2%
Condo Under \$500K	79.0%	83.4%	Condo Over	5.2%	12.7%
Condo \$500K - \$1.5M	20.3%	15.6%	Condo At	14.1%	18.9%
Condo Over \$1.5M	0.7%	1.0%	Condo Under	80.7%	68.4%

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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