

Elliman Report

Q4-2024 Fort Lauderdale, FL Sales

Single Family Dashboard

YEAR-OVER-YEAR

+ **9.2%**
Prices Median Sales Price

+ **7.7%**
Sales Closed Sales

+ **28.6%**
Inventory Total Inventory

+ **16 days**
Marketing Time Days on Market

Condo Dashboard

YEAR-OVER-YEAR

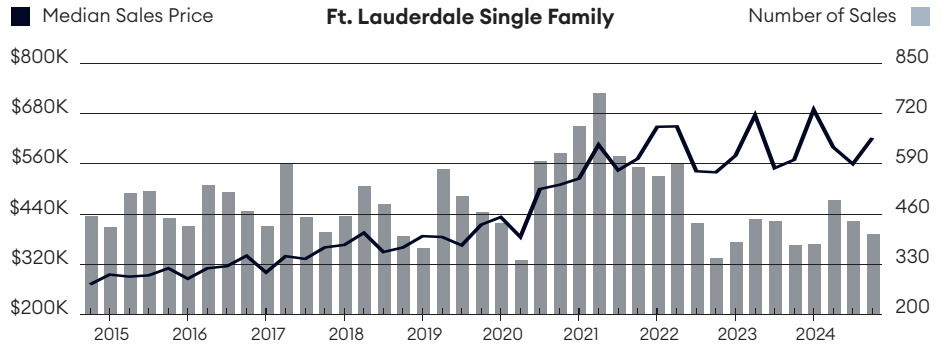
- **19.6%**
Prices Median Sales Price

+ **7.0%**
Sales Closed Sales

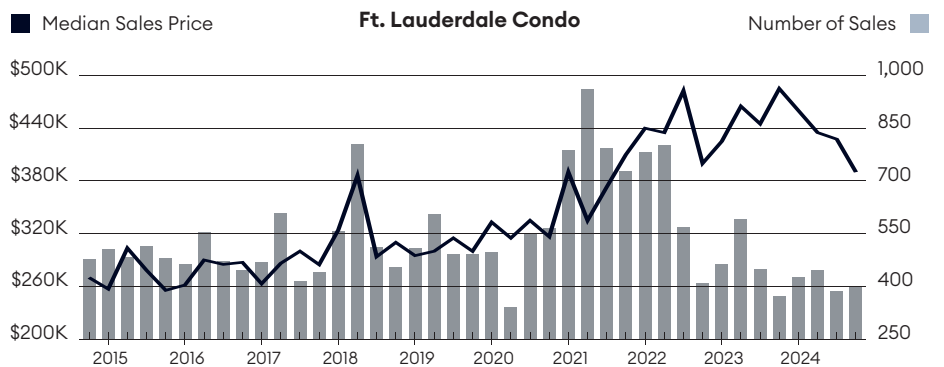
+ **60.6%**
Inventory Total Inventory

+ **21 days**
Marketing Time Days on Market

- Single family price trend indicators and sales rose year over year
- Single family listing inventory increased annually for the fifth time
- Condo price sales increased year over year for the first time in twelve quarters



Ft. Lauderdale Single Family Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$1,143,438	13.3%	\$1,008,997	2.3%	\$1,117,279
Average Price Per Sq Ft	\$618	15.3%	\$536	2.7%	\$602
Median Sales Price	\$622,500	11.2%	\$560,000	9.2%	\$570,000
Number of Sales (Closed)	406	-7.9%	441	7.7%	377
Days on Market (From Last List Date)	71	16.4%	61	29.1%	55
Listing Discount (From Last List Price)	8.2%		6.3%		5.1%
Listing Inventory	963	10.1%	875	28.6%	749
Months of Supply	7.1	18.3%	6.0	18.3%	6.0
Average Square Feet	1,868	1.4%	1,843	-0.3%	1,873



Ft. Lauderdale Condo Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$599,887	-5.7%	\$636,341	-23.1%	\$779,592
Average Price Per Sq Ft	\$447	-4.9%	\$470	-16.6%	\$536
Median Sales Price	\$390,000	-8.8%	\$427,500	-19.6%	\$485,000
Number of Sales (Closed)	396	2.6%	386	7.0%	370
Days on Market (From Last List Date)	96	14.3%	84	28.0%	75
Listing Discount (From Last List Price)	6.4%		6.2%		5.6%
Listing Inventory	1,831	17.6%	1,557	60.6%	1,140
Months of Supply	13.9	14.9%	12.1	51.1%	9.2
Average Square Feet	1,343	-1.1%	1,358	-7.3%	1,448



The median sales price of single family homes increased by 9.2% year over year to \$622,500. Sales of single family homes rose 7.7% to 406, while listing inventory increased by 28.6% to 963, marking the fifth consecutive rise, roughly equivalent to the same period five years ago. With listing inventory growing faster than sales, the pace of the single family market continued to slow. As a result, the months of supply,

representing the time needed to sell all listing inventory at the current sales rate, stood at 7.1 months, reflecting an 18.3% decline compared to the same period last year. The median sales price for condos dropped 19.6% annually to \$390,000, while listing inventory surged 60.6% to 1,831 during the same timeframe. The luxury single family market, which includes the top ten percent of all single

family sales starting at \$2,150,000 this quarter, experienced a 17.6% year over year increase in listing inventory, reaching 300, rising for the eleventh consecutive time. The median sales price for luxury single family sales was \$3,350,000, declining by 5.6% year over year but remaining up by 56.9% over the past five years.

Luxury

- Single family price trend indicators showed mixed year over year results
- Single family listing inventory rose annually for the third time
- Condo price trend indicators fell year over year
- Condo listing inventory increased annually for the seventh time

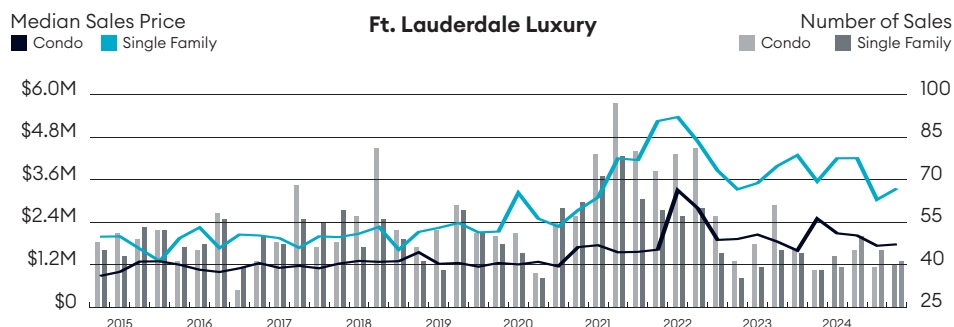
Luxury Single Family Mix	Sales Share	Volume Share
> \$2M (%)	10.6%	44.4%
\$1M - \$2M (%)	16.7%	20.5%
Min. - \$1M (%)	72.7%	35.1%

Luxury Condo Mix	Sales Share	Volume Share
> \$2M (%)	3.3%	17.0%
\$1M - \$2M (%)	12.6%	29.5%
Min. - \$1M (%)	84.1%	53.5%

This sub-category is the analysis of the top ten percent of all condo/townhouse and single-family sales in Fort Lauderdale with the BeachesMLS. The data is also contained within the other markets presented.

Waterfront

- Single family price trend indicators declined as sales surged year over year
- Single family listing inventory increased annually for the fifth time
- Condo sales increased year over year for the first time in eleven quarters



Luxury Single Family Matrix (Top 10% of Sales)	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$4,927,143	28.2%	\$3,844,237	-1.4%	\$4,997,403
Average Price Per Sq Ft	\$1,163	28.1%	\$908	5.9%	\$1,098
Median Sales Price	\$3,350,000	10.4%	\$3,035,000	-5.6%	\$3,550,000
Number of Sales (Closed)	41	-8.9%	45	7.9%	38
Days on Market (From Last List Date)	107	27.4%	84	-17.7%	130
Listing Discount (From Last List Price)	12.1%		10.1%		5.9%
Listing Inventory	300	17.6%	255	17.6%	255
Months of Supply	22.0	29.4%	17.0	9.5%	20.1
Entry Price Threshold	\$2,150,000	-5.5%	\$2,275,000	-6.5%	\$2,300,000
Average Square Feet	4,236	2.2%	4,145	-8.0%	4,606

Luxury Condo Matrix (Top 10% of Sales)	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$2,099,200	-9.4%	\$2,318,013	-28.6%	\$2,939,892
Average Price Per Sq Ft	\$751	-15.5%	\$889	-26.9%	\$1,028
Median Sales Price	\$1,775,000	2.3%	\$1,735,000	-29.0%	\$2,500,000
Number of Sales (Closed)	40	2.6%	39	5.3%	38
Days on Market (From Last List Date)	109	0.0%	109	-20.4%	137
Listing Discount (From Last List Price)	7.6%		7.5%		6.4%
Listing Inventory	317	12.8%	281	58.5%	200
Months of Supply	23.8	10.2%	21.6	50.6%	15.8
Entry Price Threshold	\$1,310,000	4.8%	\$1,250,000	-14.1%	\$1,525,000
Average Square Feet	2,794	7.2%	2,607	-4.0%	2,911

Waterfront Single Family Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$2,774,981	19.8%	\$2,315,489	-13.0%	\$3,189,535
Average Price Per Sq Ft	\$982	21.5%	\$808	-4.5%	\$1,028
Median Sales Price	\$1,483,000	-8.7%	\$1,625,000	-5.2%	\$1,565,000
Number of Sales (Closed)	76	10.1%	69	28.8%	59

Waterfront Condo Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$758,805	-9.8%	\$840,879	-22.5%	\$978,857
Average Price Per Sq Ft	\$518	-9.6%	\$573	-18.6%	\$636
Median Sales Price	\$458,000	-15.2%	\$540,000	-21.0%	\$580,000
Number of Sales (Closed)	205	7.3%	191	8.5%	189

This sub-category is the analysis of Fort Lauderdale sales tagged as "Waterfront" by South Florida MLS. The data is also contained within the other markets presented.

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

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