

# Elliman Report

## Q1-2025

### Fort Lauderdale, FL Sales

#### Single Family Dashboard

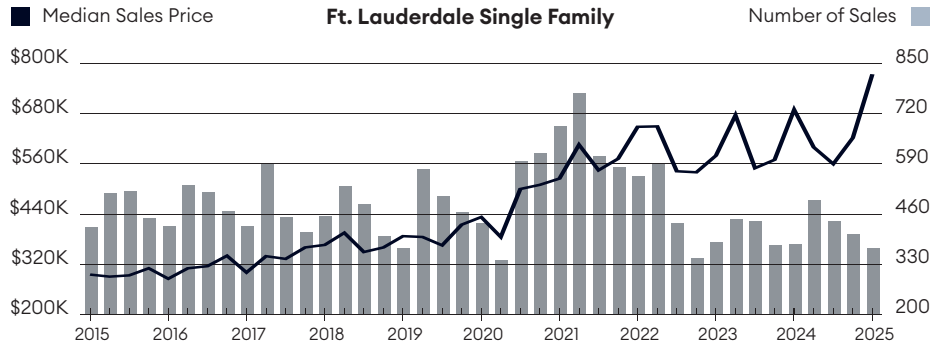
YEAR-OVER-YEAR

- + 12.3%  
Prices Median Sales Price
- 2.6%  
Sales Closed Sales
- + 34.7%  
Inventory Total Inventory
- + 3 days  
Marketing Time  
Days on Market

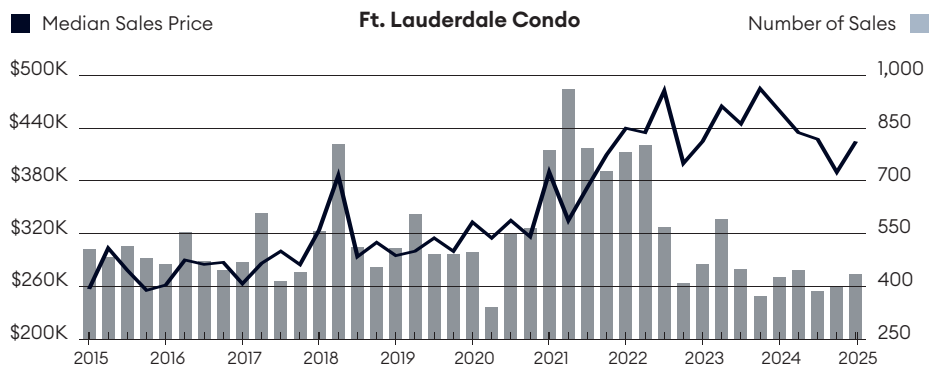
#### Condo Dashboard

YEAR-OVER-YEAR

- 7.6%  
Prices Median Sales Price
- + 1.6%  
Sales Closed Sales
- + 40.3%  
Inventory Total Inventory
- + 12 days  
Marketing Time  
Days on Market
- Single family price trend indicators rose as listing inventory increased sharply
- Single family sales slipped year over year for the first time in four quarters
- Condo sales rose annually for the second time as price trend indicators declined



| Ft. Lauderdale Single Family Matrix     | Q1-2025     | %Δ (QTR) | Q4-2024     | %Δ (YR) | Q1-2024     |
|---|-------------|----------|-------------|---------|-------------|
| Average Sales Price                     | \$1,553,104 | 35.8%    | \$1,143,438 | 20.6%   | \$1,287,425 |
| Average Price Per Sq Ft                 | \$719       | 16.3%    | \$618       | 13.2%   | \$635       |
| Median Sales Price                      | \$775,000   | 24.5%    | \$622,500   | 12.3%   | \$690,000   |
| Number of Sales (Closed)                | 371         | -8.6%    | 406         | -2.6%   | 381         |
| Days on Market (From Last List Date)    | 79          | 11.3%    | 71          | 3.9%    | 76          |
| Listing Discount (From Last List Price) | 7.3%        |          | 8.2%        |         | 6.4%        |
| Listing Inventory                       | 1,088       | 13.0%    | 963         | 34.7%   | 808         |
| Months of Supply                        | 8.8         | 23.9%    | 7.1         | 37.5%   | 6.4         |
| Average Square Feet                     | 2,158       | 15.5%    | 1,868       | 5.6%    | 2,043       |



| Ft. Lauderdale Condo Matrix             | Q1-2025   | %Δ (QTR) | Q4-2024   | %Δ (YR) | Q1-2024   |
|---|-----------|----------|-----------|---------|-----------|
| Average Sales Price                     | \$641,679 | 7.0%     | \$599,887 | -6.1%   | \$683,311 |
| Average Price Per Sq Ft                 | \$468     | 4.7%     | \$447     | -7.1%   | \$504     |
| Median Sales Price                      | \$425,000 | 9.0%     | \$390,000 | -7.6%   | \$460,000 |
| Number of Sales (Closed)                | 433       | 9.3%     | 396       | 1.6%    | 426       |
| Days on Market (From Last List Date)    | 89        | -7.3%    | 96        | 15.6%   | 77        |
| Listing Discount (From Last List Price) | 6.5%      |          | 6.4%      |         | 5.9%      |
| Listing Inventory                       | 2,007     | 9.6%     | 1,831     | 40.3%   | 1,431     |
| Months of Supply                        | 13.9      | 0.0%     | 13.9      | 37.6%   | 10.1      |
| Average Square Feet                     | 1,374     | 2.3%     | 1,343     | 1.8%    | 1,350     |



Prepared by Miller Samuel Real Estate Appraisers & Consultants

The median sales price of a single family home rose by 12.3% to \$775,000, the highest on record and nearly double that of the same period five years ago. Single family sales slipped by 2.6% to 371 compared to the same quarter last year. Listing inventory for single family homes continued to expand, rising by 34.7% to 1,088, 12.9% above the first quarter of 2020. With listing inventory expanding as sales decreased,

the pace of the single family market slowed. The months of supply, the time it would take to sell all listing inventory at the current sales rate, was 8.8 months, 37.5% slower than the same period last year. The median sales price for condos declined by 7.6% annually to \$425,000, while condo sales rose by 1.6% year over year to 433 as listing inventory rose by 40.3% to 2,007 during the same period.

The luxury condo market, comprising the top ten percent of all condo sales starting at \$1,350,000 this quarter, had a median sales price of \$1,880,000, down 9.8% annually. Luxury condo inventory expanded by 30.2% to 332, which is 13.6% above the same period five years ago.

## Luxury

- Single family price trend indicators surged year over year
- Single family listing inventory edged higher year over year
- Condo price trend indicators and average sales size declined annually
- Condo listing inventory increased year over year for the eighth time

| Luxury Single Family Mix | Sales Share | Volume Share |
|--------------------------|-------------|--------------|
| > \$2M (%)               | 22.1%       | 62.9%        |
| \$1M – \$2M (%)          | 15.1%       | 14.1%        |
| Min. – \$1M (%)          | 62.8%       | 23.0%        |

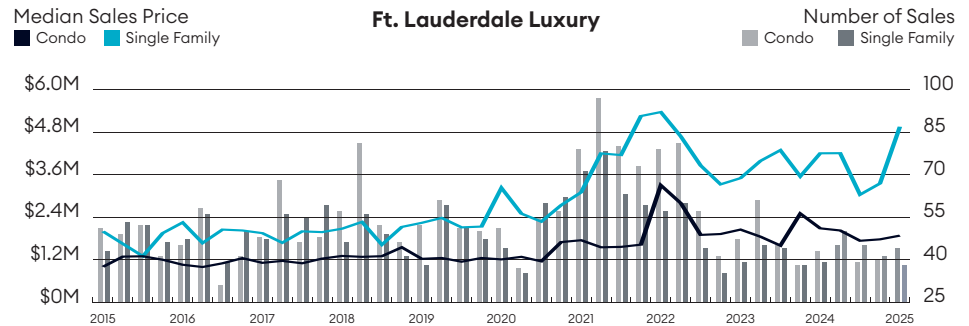
  

| Luxury Condo Mix | Sales Share | Volume Share |
|------------------|-------------|--------------|
| > \$2M (%)       | 4.6%        | 19.7%        |
| \$1M – \$2M (%)  | 13.2%       | 27.2%        |
| Min. – \$1M (%)  | 82.2%       | 53.1%        |

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 surged annually as sales edged higher
- Single family listing inventory increased annually for the sixth time
- Condo sales increased year over year for the second time



| Luxury Single Family Matrix (Top 10% of Sales) | Q1-2025     | %Δ (QTR) | Q4-2024     | %Δ (YR) | Q1-2024     |
|--|-------------|----------|-------------|---------|-------------|
| Average Sales Price                            | \$6,411,886 | 30.1%    | \$4,927,143 | 21.2%   | \$5,291,308 |
| Average Price Per Sq Ft                        | \$1,202     | 3.4%     | \$1,163     | 12.7%   | \$1,067     |
| Median Sales Price                             | \$4,950,000 | 47.8%    | \$3,350,000 | 17.9%   | \$4,200,000 |
| Number of Sales (Closed)                       | 38          | -7.3%    | 41          | -2.6%   | 39          |
| Days on Market (From Last List Date)           | 129         | 20.6%    | 107         | -3.0%   | 133         |
| Listing Discount (From Last List Price)        | 9.4%        |          | 12.1%       |         | 8.6%        |
| Listing Inventory                              | 203         | -32.3%   | 300         | 0.5%    | 202         |
| Months of Supply                               | 16.0        | -27.3%   | 22.0        | 3.2%    | 15.5        |
| Entry Price Threshold                          | \$3,625,000 | 68.6%    | \$2,150,000 | 29.7%   | \$2,795,000 |
| Average Square Feet                            | 5,371       | 26.8%    | 4,236       | 7.4%    | 5,003       |

| Luxury Condo Matrix (Top 10% of Sales)  | Q1-2025     | %Δ (QTR) | Q4-2024     | %Δ (YR) | Q1-2024     |
|---|-------------|----------|-------------|---------|-------------|
| Average Sales Price                     | \$2,124,857 | 1.2%     | \$2,099,200 | -10.4%  | \$2,370,193 |
| Average Price Per Sq Ft                 | \$840       | 11.9%    | \$751       | -6.7%   | \$900       |
| Median Sales Price                      | \$1,880,000 | 5.9%     | \$1,775,000 | -9.8%   | \$2,085,000 |
| Number of Sales (Closed)                | 44          | 10.0%    | 40          | 2.3%    | 43          |
| Days on Market (From Last List Date)    | 107         | -1.8%    | 109         | -18.3%  | 131         |
| Listing Discount (From Last List Price) | 6.6%        |          | 7.6%        |         | 6.6%        |
| Listing Inventory                       | 332         | 4.7%     | 317         | 30.2%   | 255         |
| Months of Supply                        | 22.6        | -5.0%    | 23.8        | 27.0%   | 17.8        |
| Entry Price Threshold                   | \$1,350,000 | 3.1%     | \$1,310,000 | -4.9%   | \$1,420,000 |
| Average Square Feet                     | 2,530       | -9.4%    | 2,794       | -4.6%   | 2,652       |

| Waterfront Single Family Matrix | Q1-2025     | %Δ (QTR) | Q4-2024     | %Δ (YR) | Q1-2024     |
|---------------------------------|-------------|----------|-------------|---------|-------------|
| Average Sales Price             | \$3,512,974 | 26.6%    | \$2,774,981 | 35.1%   | \$2,599,744 |
| Average Price Per Sq Ft         | \$1,036     | 5.5%     | \$982       | 15.5%   | \$897       |
| Median Sales Price              | \$2,500,000 | 68.6%    | \$1,483,000 | 39.3%   | \$1,795,000 |
| Number of Sales (Closed)        | 91          | 19.7%    | 76          | 2.2%    | 89          |

| Waterfront Condo Matrix  | Q1-2025   | %Δ (QTR) | Q4-2024   | %Δ (YR) | Q1-2024   |
|--------------------------|-----------|----------|-----------|---------|-----------|
| Average Sales Price      | \$774,514 | 2.1%     | \$758,805 | -12.5%  | \$885,406 |
| Average Price Per Sq Ft  | \$538     | 3.9%     | \$518     | -8.8%   | \$590     |
| Median Sales Price       | \$515,000 | 12.4%    | \$458,000 | -12.6%  | \$589,000 |
| Number of Sales (Closed) | 237       | 15.6%    | 205       | 1.7%    | 233       |

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  
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