Elliman Report

Q3-2025 Fort Lauderdale, FL Sales

Single Family Dashboard

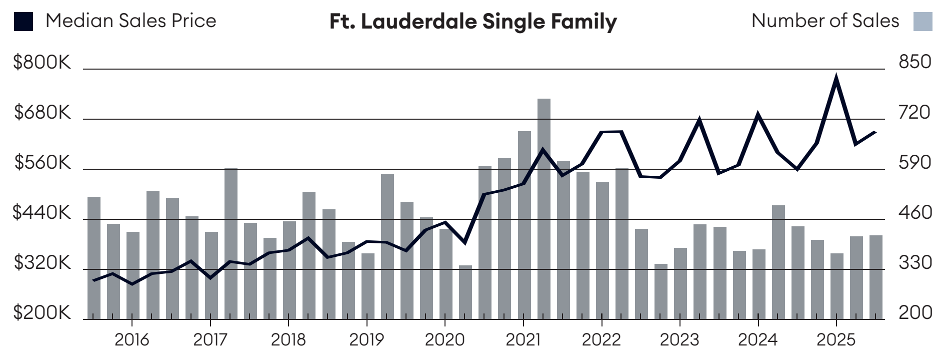
YEAR-OVER-YEAR

+ 16.1% **Prices** Median Sales Price

- 5.4% **Sales** Closed Sales

+ 20.0% **Inventory** Total Inventory

+ 25 days **Marketing Time** Days on Market



Ft. Lauderdale Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	$1,218,450	-7.2%	$1,312,837	20.8%	$1,008,997
Average Price Per Sq Ft	$623	-5.3%	$658	16.2%	$536
Median Sales Price	$650,000	4.8%	$620,000	16.1%	$560,000
Number of Sales (Closed)	417	0.5%	415	-5.4%	441
Days on Market (From Last List Date)	86	11.7%	77	41.0%	61
Listing Discount (From Last List Price)	5.9%		7.0%		6.3%
Listing Inventory	1,050	-0.4%	1,054	20.0%	875
Months of Supply	7.6	0.0%	7.6	26.7%	6.0
Average Square Feet	1,958	-2.4%	2,006	6.2%	1,843

Condo Dashboard

YEAR-OVER-YEAR

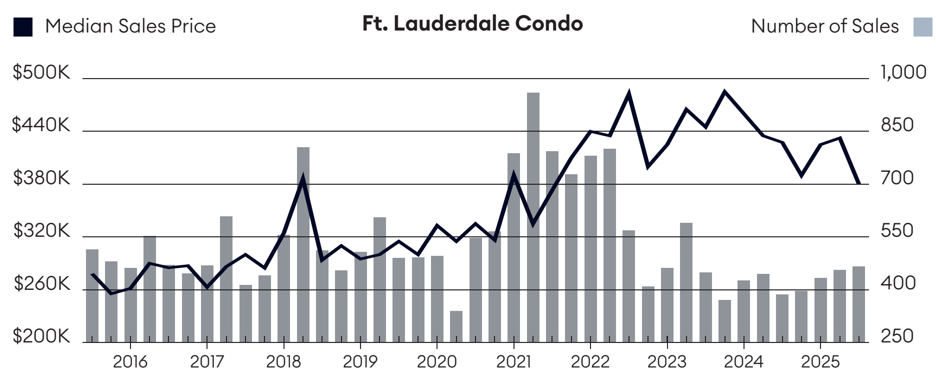
- 11.1% **Prices** Median Sales Price

+ 10.7% **Sales** Closed Sales

+ 5.7% **Inventory** Total Inventory

+ 23 days **Marketing Time** Days on Market

- Single family price trend indicators surged year over year
- Single family sales slipped annually as listing inventory expanded
- Condo sales increased year over year for the fourth time



Ft. Lauderdale Condo Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	$583,482	-10.8%	$654,341	-8.3%	$636,341
Average Price Per Sq Ft	$430	-7.7%	$466	-8.5%	$470
Median Sales Price	$380,000	-12.1%	$432,500	-11.1%	$427,500
Number of Sales (Closed)	466	2.2%	456	20.7%	386
Days on Market (From Last List Date)	107	10.3%	97	27.4%	84
Listing Discount (From Last List Price)	5.9%		7.2%		6.2%
Listing Inventory	1,646	-7.2%	1,774	5.7%	1,557
Months of Supply	10.6	-9.4%	11.7	-12.4%	12.1
Average Square Feet	1,356	-2.9%	1,396	-0.1%	1,358

DouglasElliman

Prepared by Miller Samuel Real Estate Appraisers & Consultants

The median sales price for single family homes jumped by 16.1% to $650,000, and was nearly double the level it was six years ago. Bidding wars remained low at 6.5% of single family sales during the quarter as sales decreased and listing inventory rose. There were 417 single family sales during the quarter, a 5.4% decline from the same period last year. Cash sales accounted for 34% of all single family sales, representing 47.2% of the total market. Condo sales surged 20.7% to 466 compared to the same period last year, marking the fourth month of consecutive increases. Meanwhile, listing inventory increased by 5.7%, overpowered by the surge in sales. Bidding wars made up 2.1% of condo sales, while cash sales accounted for 60.3%, representing 52.8% of the total market. The luxury single family market, which comprises the top ten percent of all single family sales and starts at $2,400,000 this quarter, had a median sales price of $3,650,000, up 20.3% from the same quarter last year. Luxury single family inventory saw a moderate annual gain of 6.7% to 272.

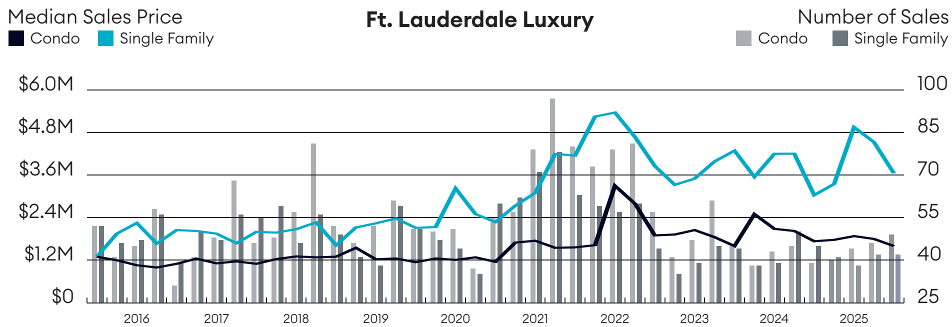
Luxury

- Single family prices surged annually as listing inventory edged higher
- Single family bidding wars did not occur as the listing discount compressed
- Condo price trend indicators continued to fall
- Condo listing inventory has pressed higher for two years

Luxury Single Family Mix	Sales Share	Volume Share
> $2M (%)	12.9%	49.3%
$1M – $2M (%)	15.8%	19.0%
Min. – $1M (%)	71.2%	31.7%

Luxury Condo Mix	Sales Share	Volume Share
> $2M (%)	3.2%	16.3%
$1M – $2M (%)	12.0%	27.8%
Min. – $1M (%)	84.8%	55.9%

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.



Luxury Single Family Matrix (Top 10% of Sales)	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	$5,335,106	-14.0%	$6,201,046	38.8%	$3,844,237
Average Price Per Sq Ft	$1,180	-4.3%	$1,233	30.0%	$908
Median Sales Price	$3,650,000	-19.4%	$4,527,459	20.3%	$3,035,000
Number of Sales (Closed)	42	0.0%	42	-6.7%	45
Days on Market (From Last List Date)	154	22.2%	126	83.3%	84
Listing Discount (From Last List Price)	9.3%		8.9%		10.1%
Listing Inventory	272	11.5%	244	6.7%	255
Months of Supply	19.4	11.5%	17.4	14.1%	17.0
Entry Price Threshold	$2,400,000	-10.5%	$2,681,250	5.5%	$2,275,000
Average Square Feet	4,570	-9.1%	5,029	10.3%	4,145
Luxury Condo Matrix (Top 10% of Sales)	**Q3-2025**	**%Δ (QTR)**	**Q2-2025**	**%Δ (YR)**	**Q3-2024**
Average Sales Price	$1,952,816	-10.6%	$2,183,161	-15.8%	$2,318,013
Average Price Per Sq Ft	$727	-16.1%	$867	-18.2%	$889
Median Sales Price	$1,600,000	-11.1%	$1,800,000	-7.8%	$1,735,000
Number of Sales (Closed)	49	6.5%	46	25.6%	39
Days on Market (From Last List Date)	95	13.1%	84	-12.8%	109
Listing Discount (From Last List Price)	7.8%		10.4%		7.5%
Listing Inventory	330	18.7%	278	17.4%	281
Months of Supply	20.2	11.6%	18.1	-6.5%	21.6
Entry Price Threshold	$1,225,000	-15.5%	$1,450,000	-2.0%	$1,250,000
Average Square Feet	2,688	6.5%	2,524	3.1%	2,607

Waterfront

- Single family price trend indicators and sales surged year over year
- Single family listing inventory has been rising for two years
- Condo prices declined as sales surged year over year

Waterfront Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	$3,054,715	-10.4%	$3,409,098	31.9%	$2,315,489
Average Price Per Sq Ft	$993	-6.8%	$1,065	22.9%	$808
Median Sales Price	$1,905,958	11.3%	$1,712,500	17.3%	$1,625,000
Number of Sales (Closed)	82	0.0%	82	18.8%	69
Waterfront Condo Matrix	**Q3-2025**	**%Δ (QTR)**	**Q2-2025**	**%Δ (YR)**	**Q3-2024**
Average Sales Price	$694,092	-13.0%	$797,353	-17.5%	$840,879
Average Price Per Sq Ft	$507	-8.8%	$556	-11.5%	$573
Median Sales Price	$450,000	-12.1%	$512,000	-16.7%	$540,000
Number of Sales (Closed)	235	-6.4%	251	23.0%	191

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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Methodology: millersamuel.com/research-reports/methodology

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