

Elliman Report

Q2-2025 Fort Lauderdale, FL Sales

Single Family Dashboard

YEAR-OVER-YEAR

+ 3.3%
Prices Median Sales Price

- 16.3%
Sales Closed Sales

+ 21.6%
Inventory Total Inventory

+ 12 days
Marketing Time Days on Market

Condo Dashboard

YEAR-OVER-YEAR

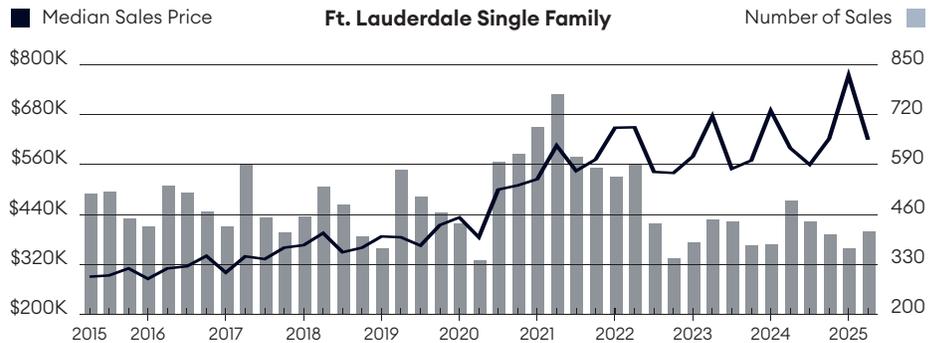
- 0.6%
Prices Median Sales Price

+ 2.5%
Sales Closed Sales

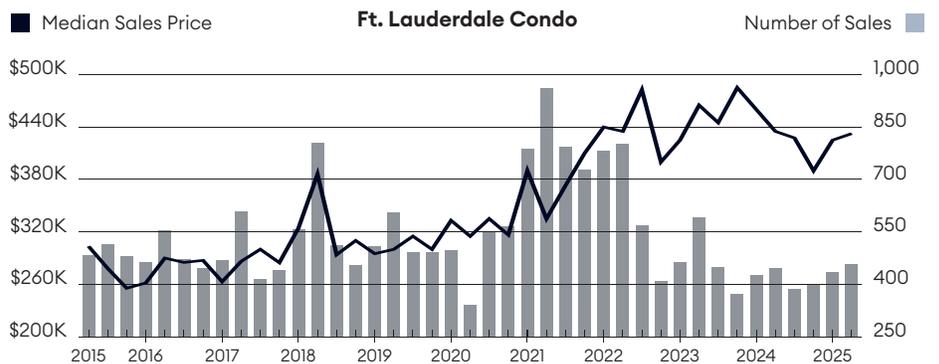
+ 16.3%
Inventory Total Inventory

+ 21 days
Marketing Time Days on Market

- Single family price trend indicators and listing inventory expanded year over year
- Single family sales declined year over year for the second time
- Condo sales rose annually for the third time as the median sales price declined



Ft. Lauderdale Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,312,837	-15.5%	\$1,553,104	5.0%	\$1,250,143
Average Price Per Sq Ft	\$658	-8.5%	\$719	3.9%	\$633
Median Sales Price	\$620,000	-20.0%	\$775,000	3.3%	\$600,000
Number of Sales (Closed)	415	11.9%	371	-16.3%	496
Days on Market (From Last List Date)	77	-2.5%	79	18.5%	65
Listing Discount (From Last List Price)	7.0%		7.3%		8.2%
Listing Inventory	1,054	-3.1%	1,088	21.6%	867
Months of Supply	7.6	-13.6%	8.8	46.2%	5.2
Average Square Feet	2,006	-7.0%	2,158	0.8%	1,991



Ft. Lauderdale Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$654,341	2.0%	\$641,679	0.3%	\$652,691
Average Price Per Sq Ft	\$466	-0.4%	\$468	-9.3%	\$514
Median Sales Price	\$432,500	1.8%	\$425,000	-0.6%	\$435,000
Number of Sales (Closed)	456	5.3%	433	2.5%	445
Days on Market (From Last List Date)	97	9.0%	89	27.6%	76
Listing Discount (From Last List Price)	7.2%		6.5%		6.0%
Listing Inventory	1,774	-11.6%	2,007	16.3%	1,525
Months of Supply	11.7	-15.8%	13.9	13.6%	10.3
Average Square Feet	1,396	1.6%	1,374	10.0%	1,269



Single family median sales price increased 3.3% annually to \$620,000 after reaching an all-time high in the prior quarter. Single family sales fell 16.3% annually while listing inventory rose 21.6%, slowing the pace of the market. As a result, the market pace to sell all listing inventory at the current sales rate was 46.2% slower annually, with a months of supply of 7 months. The median

sales price of condos slipped year over year by 0.6% to \$432,500. Condo sales rose 2.5% annually while listing inventory grew 16.3% slowing the pace of the market. The market pace, the number of months to sell all listing inventory at the current sales rate, was 13.6% slower annually, with a months of supply of 11.7 months. The luxury condo market, comprising

the top ten percent of all condo sales starting at a \$1,450,000 record this quarter, also saw a median sales price of \$1,800,000, declining 11.1% annually. Both average sales price and average price per square foot results also declined year over year as luxury condo inventory fell by 4.1% to 278.

Luxury

- Single family prices increased annually as price per square foot reached a new high
- Single family listing inventory increased annually for the fifth time
- Condo price trend indicators fell short of prior year levels
- Condo listing inventory increased year over year for the eighth time

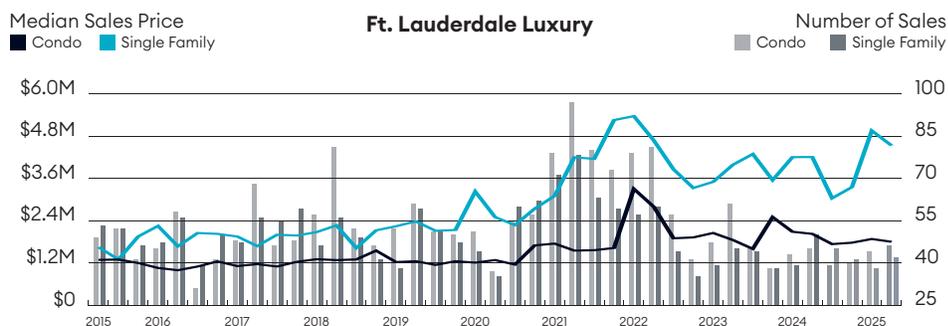
Luxury Single Family Mix	Sales Share	Volume Share
> \$2M (%)	14.0%	54.6%
\$1M - \$2M (%)	14.9%	15.7%
Min. - \$1M (%)	71.1%	29.7%

Luxury Condo Mix	Sales Share	Volume Share
> \$2M (%)	3.1%	15.4%
\$1M - \$2M (%)	14.3%	31.1%
Min. - \$1M (%)	82.7%	53.4%

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 seventh time
- Condo prices and sales declined year over year



Luxury Single Family Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$6,201,046	-3.3%	\$6,411,886	10.9%	\$5,589,380
Average Price Per Sq Ft	\$1,233	2.6%	\$1,202	4.3%	\$1,182
Median Sales Price	\$4,527,459	-8.5%	\$4,950,000	7.7%	\$4,203,500
Number of Sales (Closed)	42	10.5%	38	-16.0%	50
Days on Market (From Last List Date)	126	-2.3%	129	1.6%	124
Listing Discount (From Last List Price)	8.9%		9.4%		11.4%
Listing Inventory	244	20.2%	203	25.8%	194
Months of Supply	17.4	8.7%	16.0	50.0%	11.6
Entry Price Threshold	\$2,681,250	-26.0%	\$3,625,000	-9.1%	\$2,950,000
Average Square Feet	5,029	-6.4%	5,371	6.3%	4,729

Luxury Condo Matrix (Top 10% of Sales)	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$2,183,161	2.7%	\$2,124,857	-6.4%	\$2,332,673
Average Price Per Sq Ft	\$867	3.2%	\$840	-4.9%	\$912
Median Sales Price	\$1,800,000	-4.3%	\$1,880,000	-11.1%	\$2,025,000
Number of Sales (Closed)	46	4.5%	44	2.2%	45
Days on Market (From Last List Date)	84	-21.5%	107	-22.2%	108
Listing Discount (From Last List Price)	10.4%		6.6%		6.9%
Listing Inventory	278	-16.3%	332	-4.1%	290
Months of Supply	18.1	-19.9%	22.6	-6.2%	19.3
Entry Price Threshold	\$1,450,000	7.4%	\$1,350,000	20.3%	\$1,205,000
Average Square Feet	2,524	-0.2%	2,530	-1.3%	2,558

Waterfront Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$3,409,098	-3.0%	\$3,512,974	2.3%	\$3,333,675
Average Price Per Sq Ft	\$1,065	2.8%	\$1,036	1.5%	\$1,049
Median Sales Price	\$1,712,500	-31.5%	\$2,500,000	-17.3%	\$2,070,000
Number of Sales (Closed)	82	-9.9%	91	-11.8%	93

Waterfront Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$797,353	2.9%	\$774,514	-3.0%	\$822,426
Average Price Per Sq Ft	\$556	3.3%	\$538	-2.8%	\$572
Median Sales Price	\$512,000	-0.6%	\$515,000	-4.7%	\$537,500
Number of Sales (Closed)	251	5.9%	237	-9.7%	278

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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