

Elliman Report

Q4-2025 Fort Lauderdale, FL Sales

Single Family Dashboard

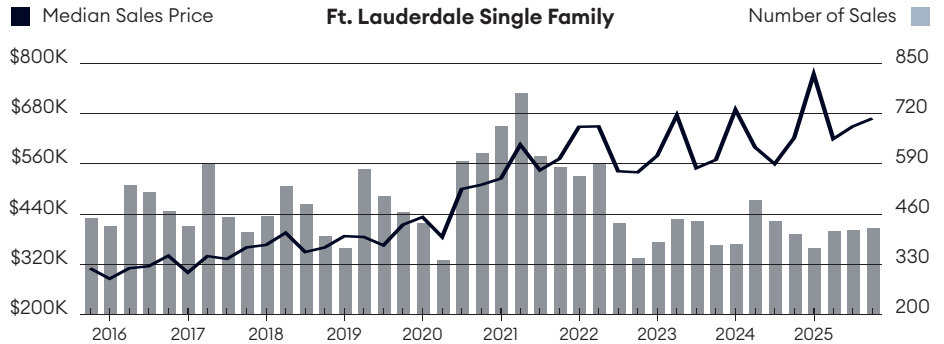
YEAR-OVER-YEAR

- + 7.5%
Prices Median Sales Price
- 3.7%
Sales Closed Sales
- + 5.1%
Inventory Total Inventory
- + 8 days
Marketing Time
Days on Market

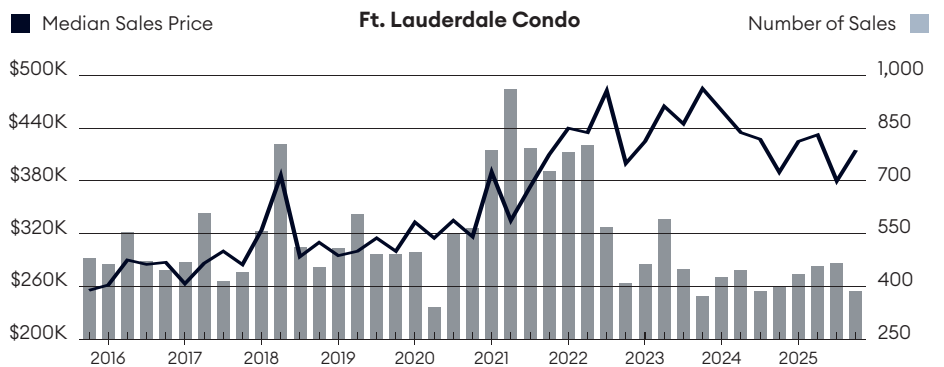
Condo Dashboard

YEAR-OVER-YEAR

- 6.4%
Prices Median Sales Price
 - + 2.8%
Sales Closed Sales
 - + 1.7%
Inventory Total Inventory
 - + 31 days
Marketing Time
Days on Market
- Single family price trend indicators continued to press higher
 - Single family sales increased for the first time in a year
 - Condo sales slipped annually for the first time in more than a year



Ft. Lauderdale Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$1,309,396	7.5%	\$1,218,450	14.5%	\$1,143,438
Average Price Per Sq Ft	\$655	5.1%	\$623	6.0%	\$618
Median Sales Price	\$669,000	2.9%	\$650,000	7.5%	\$622,500
Number of Sales (Closed)	421	1.0%	417	3.7%	406
Days on Market (From Last List Price)	79	-8.1%	86	11.3%	71
Listing Discount (From Last List Price)	7.8%		5.9%		8.2%
Listing Inventory	1,012	-3.6%	1,050	5.1%	963
Months of Supply	7.2	-5.3%	7.6	1.4%	7.1
Average Square Feet	2,006	2.5%	1,958	7.4%	1,868



Ft. Lauderdale Condo Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$693,080	18.8%	\$583,482	15.5%	\$599,887
Average Price Per Sq Ft	\$484	12.6%	\$430	8.3%	\$447
Median Sales Price	\$415,000	9.2%	\$380,000	6.4%	\$390,000
Number of Sales (Closed)	385	-17.4%	466	-2.8%	396
Days on Market (From Last List Price)	127	18.7%	107	32.3%	96
Listing Discount (From Last List Price)	6.8%		5.9%		6.4%
Listing Inventory	1,799	9.3%	1,646	-1.7%	1,831
Months of Supply	14.0	32.1%	10.6	0.7%	13.9
Average Square Feet	1,432	5.6%	1,356	6.6%	1,343



Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single family sales rose for the first time this year, aided by the decline in mortgage rates and robust financial markets. The number of single family sales increased 3.7% year over year to 421. The growth of single family listing inventory slowed from the elevated pace of the past year, rising by 5.1% annually to 1,012, still above the fourth quarter decade average of 854. Months

of supply, the number of months to sell all single family listings at the current sales rate, was 7.2, 1.4% slower than the same period last year. The median sales price for single family homes increased 7.5% year over year to \$669,000. Condo sales slipped annually, down 2.8% to 385. Meanwhile, its listing inventory slipped by 1.7% annually, slowing the market

pace by 0.7% to 14 months. The luxury condo market, which comprised the top 10% of all condo sales and started at \$1,595,000 this quarter, had a median sales price of \$2,177,000 and jumped 22.6% from the same quarter last year. Luxury condo inventory slipped by 2.5% to 309.

Luxury

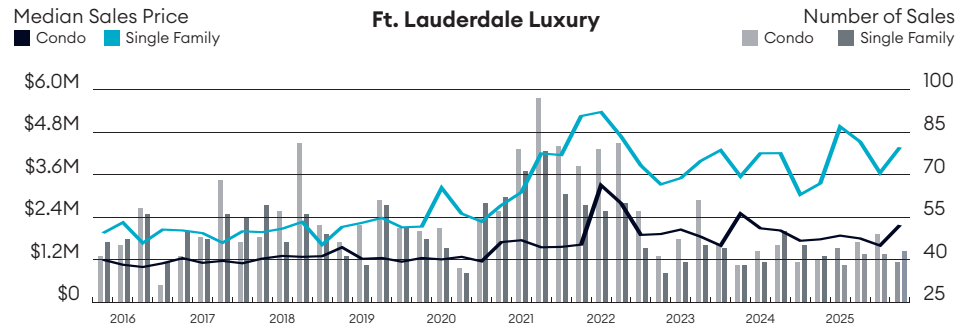
- Single family prices continued to surge annually as listing inventory fell
- Single family average sales size expanded
- Condo price trend indicators surged year over year
- Condo listing inventory declined annually for the second time in three quarters

Luxury Single Family Mix	Sales Share	Volume Share
> \$2M (%)	14.0%	52.7%
\$1M – \$2M (%)	16.9%	17.9%
Min. – \$1M (%)	69.1%	29.4%
Luxury Condo Mix	Sales Share	Volume Share
> \$2M (%)	5.7%	27.9%
\$1M – \$2M (%)	11.4%	23.7%
Min. – \$1M (%)	82.9%	48.4%

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 continued to surge annually
- Single family listing inventory fell year over year for the first time in two years
- Condo sales rose annually for the fourth time in five quarters



Luxury Single Family Matrix (Top 10% of Sales)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$5,852,101	9.7%	\$5,335,106	18.8%	\$4,927,143
Average Price Per Sq Ft	\$1,205	2.1%	\$1,180	3.6%	\$1,163
Median Sales Price	\$4,370,000	19.7%	\$3,650,000	30.4%	\$3,350,000
Number of Sales (Closed)	43	2.4%	42	4.9%	41
Days on Market (From Last List Date)	145	-5.8%	154	35.5%	107
Listing Discount (From Last List Price)	10.5%		9.3%		12.1%
Listing Inventory	262	-3.7%	272	-12.7%	300
Months of Supply	18.3	-5.7%	19.4	-16.8%	22.0
Entry Price Threshold	\$2,800,000	16.7%	\$2,400,000	30.2%	\$2,150,000
Average Square Feet	4,913	7.5%	4,570	16.0%	4,236
Luxury Condo Matrix (Top 10% of Sales)	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$2,665,795	36.5%	\$1,952,816	27.0%	\$2,099,200
Average Price Per Sq Ft	\$949	30.5%	\$727	26.4%	\$751
Median Sales Price	\$2,177,000	36.1%	\$1,600,000	22.6%	\$1,775,000
Number of Sales (Closed)	39	-20.4%	49	-2.5%	40
Days on Market (From Last List Date)	129	35.8%	95	18.3%	109
Listing Discount (From Last List Price)	8.1%		7.8%		7.6%
Listing Inventory	309	-6.4%	330	-2.5%	317
Months of Supply	23.8	17.8%	20.2	0.0%	23.8
Entry Price Threshold	\$1,595,000	30.2%	\$1,225,000	21.8%	\$1,310,000
Average Square Feet	2,810	4.5%	2,688	0.6%	2,794

Waterfront Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$3,356,325	9.9%	\$3,054,715	20.9%	\$2,774,981
Average Price Per Sq Ft	\$1,037	4.4%	\$993	5.6%	\$982
Median Sales Price	\$1,950,000	2.3%	\$1,905,958	31.5%	\$1,483,000
Number of Sales (Closed)	81	-1.2%	82	6.6%	76
Waterfront Condo Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$745,480	7.4%	\$694,092	-1.8%	\$758,805
Average Price Per Sq Ft	\$524	3.4%	\$507	1.2%	\$518
Median Sales Price	\$465,000	3.3%	\$450,000	1.5%	\$458,000
Number of Sales (Closed)	211	-10.2%	235	2.9%	205

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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