

# 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

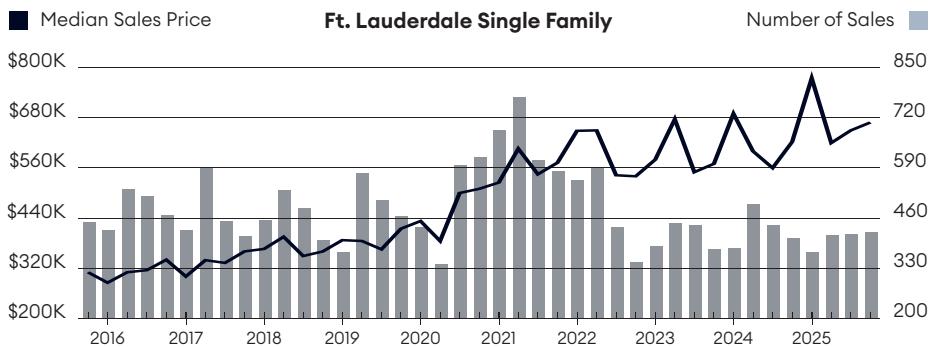
- 6.4%  
**Prices** Median Sales Price

+ 2.8%  
**Sales** Closed Sales

+ 1.7%  
**Inventory** Total Inventory

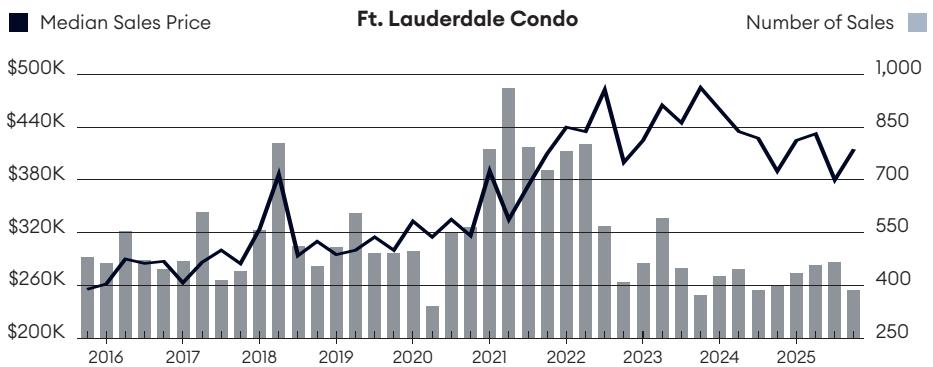
+ 31 days  
**Marketing Time**  
Days on Market

- 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 Date)	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 Date)	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



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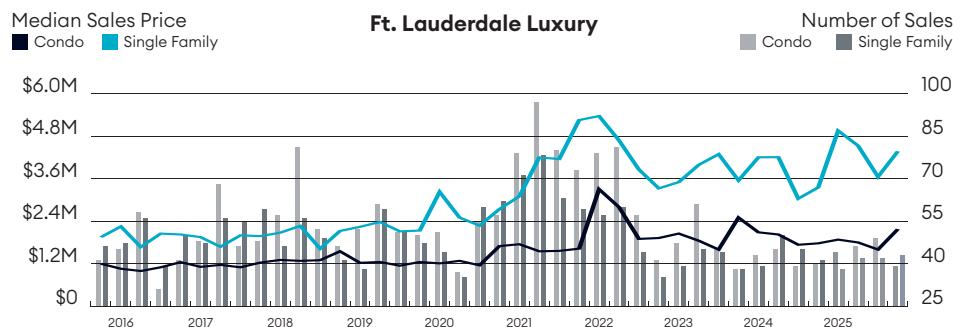
Single family sales rose for the first time this year, aided by the decline in mortgage rates and robust financial markets. The number of single family sales increased 3.7% year over year to 421. The growth of single family listing inventory slowed from the elevated pace of the past year, rising by 5.1% 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 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	

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

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 Jonathan Miller at jmiller@millersamuel.com Methodology: millersamuel.com/research-reports/methodology

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