

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

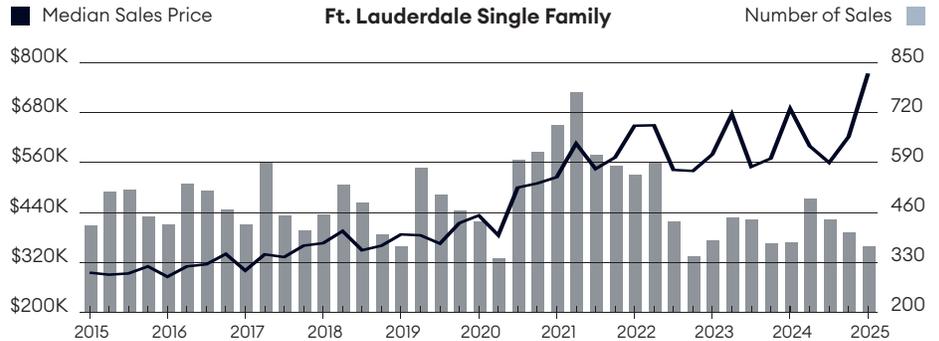
Condo

Dashboard

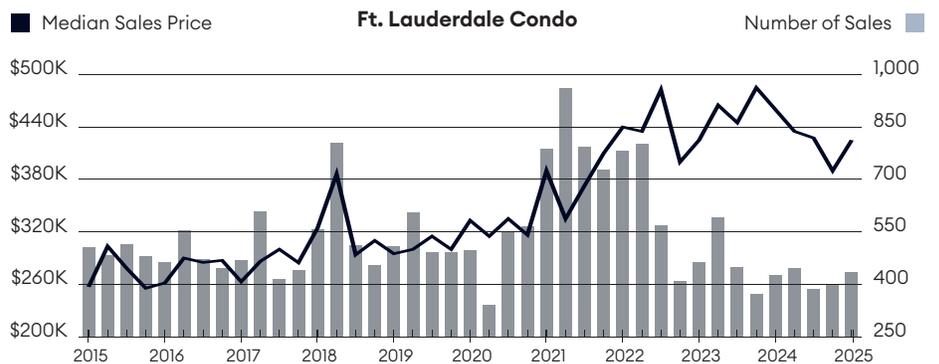
YEAR-OVER-YEAR

- 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



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

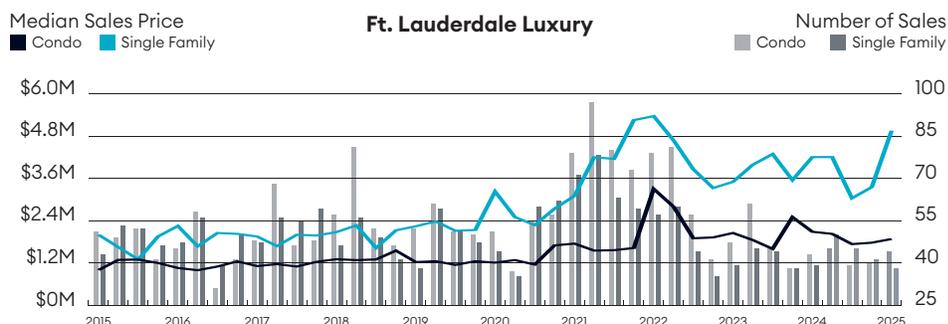
Luxury Single Family Mix	Sales Share	Volume Share
> \$2M (%)	22.1%	62.9%
\$1M - \$2M (%)	15.1%	14.1%
Min. - \$1M (%)	62.8%	23.0%

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

Douglas Elliman Real Estate
 450 East Las Olas Blvd, Suite 140
 Fort Lauderdale, FL 33301
 954.874.0740 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
 21 West 38th Street, New York, NY 10018
 212.768.8100 • millersamuel.com