

# Local Market Watch



## Fort Lauderdale Beaches

### WATERFRONT CONDO REPORT

Report Date: 4/17/2018

\*This report includes all waterfront condominiums in the city of Fort Lauderdale, east of the Intracoastal Waterway including Central Beach, Lauderdale Beach and Galt Ocean Mile

ACTIVE WATERFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
511	\$11,000,000	\$125,000	\$600,000	48.0	10.6

\*Sales per month are based on an average of the past 6 months.

TRAILING 6 MONTH SALES ANALYSIS (LAST YEAR VS. CURRENT YEAR)			
DATE RANGE	10/17/2016 - 4/17/2017	10/17/2017 - 4/17/2018	CHANGE
Units Sold	236	288	↑ 22.0%
Median Sale Price	\$427,500	\$499,000	↑ 16.7%
Sq. Ft. Living	1,400	1,500	↑ 7.1%
Price per Sq.Ft.	\$312	\$351	↑ 12.5%
Sale Price vs. List Price	94.3%	94.6%	↔ 0.3%
Days on Market	87	78	↓ -10.3%

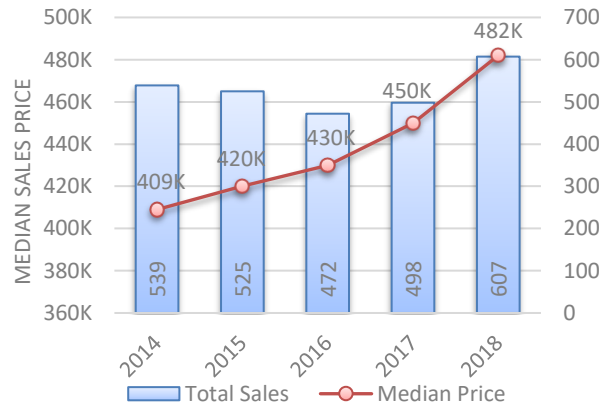
\*The Trailing 6 Month chart compares data from the most recent 6 months to the same period last year.

### Fort Lauderdale Beaches

Famous for the expansive waterfront and resort lifestyle Fort Lauderdale Beaches offer a wonderful variety of condominiums in a wide price range, all within walking distance to its beautiful public beaches. The "Playground of the Stars" and "Yachting Capital of the World" continues to be in high demand for vacationers, investors and second home owners from around the world.

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### Historical Sales Last 5 Years



\*Current year sales volume is estimated.

### What is your property worth?

Contact me today for a free Comparative Market Analysis of your property.



This report courtesy of:  
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