Local Market Watch

Northeast Broward County

CONDO REPORT

Report Date: **8/1/2022**

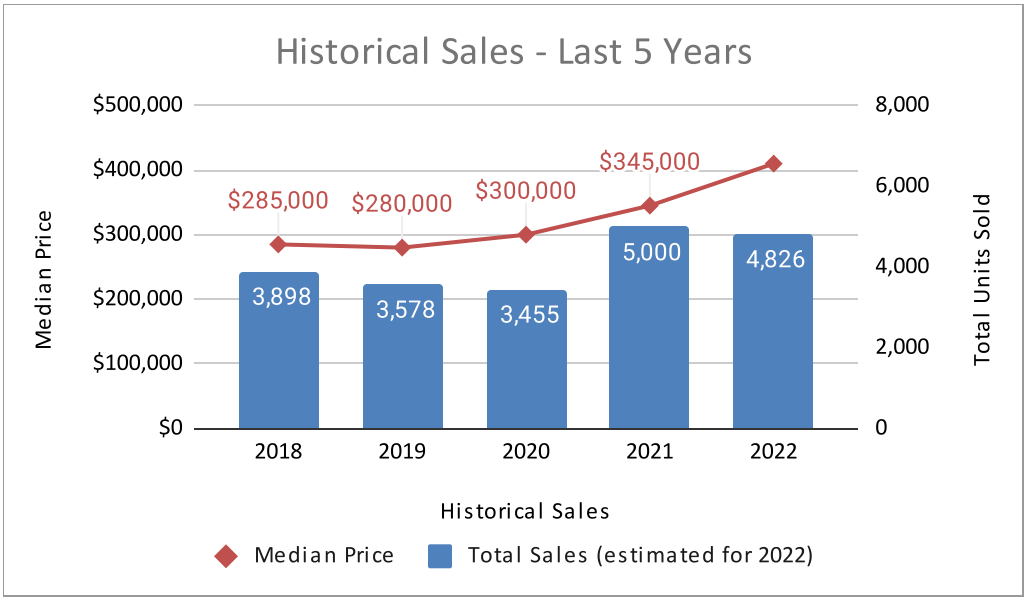
**This report includes property in Northeast Broward County including the cities of Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Lighthouse Point, Hillsboro Beach, Deerfield Beach and Wilton Manors*

ACTIVE CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
857	$16,500,000	$120,000	$584,900	414.3	2.1

**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	2/1/2021 - 8/1/2021	2/1/2022 - 8/1/2022	CHANGE
Units Sold	3377	2486	-26.4%
Median Sale Price	$340,000	$415,000	22.1%
Sq. Ft. Living	1,180	1,120	-5.1%
Price per Sq.Ft.	$287	$366	27.5%
Sale Price vs. List Price	97%	99%	2.1%
Days on Market	46	15	-67.4%

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



PRICE PER SQ FT	
2018	$243
2019	$243
2020	$255
2021	$295
2022	$362
% change	48.97%
MEDIAN PRICE	
2018	$285,000
2019	$280,000
2020	$300,000
2021	$345,000
2022	$410,000
% change	43.86%

What is your property worth?

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

This report courtesy of:

Rich Barnhart

Broker

954-351-7007

info@bythesearealty.com

www.bythesearealty.com

2022 © Copyright By The Sea Realty Inc. | Data Source: South Florida MLS