Local Market Watch

Pompano Beach Ocean Access

SINGLE FAMILY OCEAN ACCESS REPORT

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

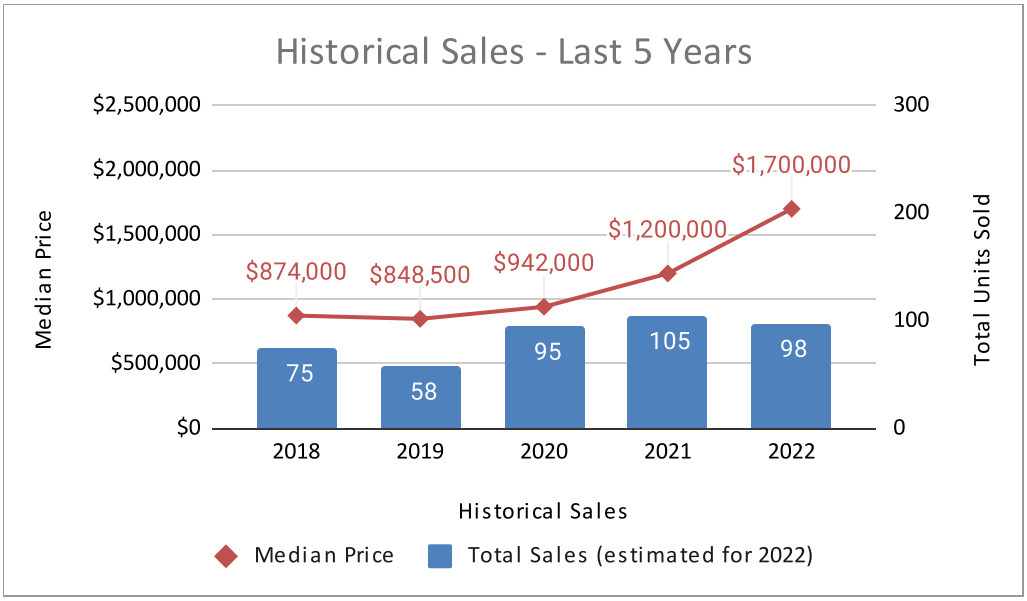
**This report includes all single family waterfront homes with unrestricted ocean access (no fixed bridges) in the city of Pompano Beach*

ACTIVE SINGLE FAMILY OCEAN ACCESS LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
30	$12,950,000	$1,050,000	$2,725,000	8.8	3.4

**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	65	53	-18.5%
Median Sale Price	$1,249,000	$1,705,000	36.5%
Sq. Ft. Living	2,305	2,049	-11.1%
Price per Sq.Ft.	$511	$763	49.3%
Sale Price vs. List Price	96%	97%	1.0%
Days on Market	25	23	-8.0%

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



PRICE PER SQ FT	
2018	$410
2019	$419
2020	$432
2021	$532
2022	$751
% change	83.17%
MEDIAN PRICE	
2018	$874,000
2019	$848,500
2020	$942,000
2021	$1,200,000
2022	$1,700,000
% change	94.51%

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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