

# Local Market Watch



## Fort Lauderdale Ocean Access

### SINGLE FAMILY REPORT

Report Date:

1/31/2023

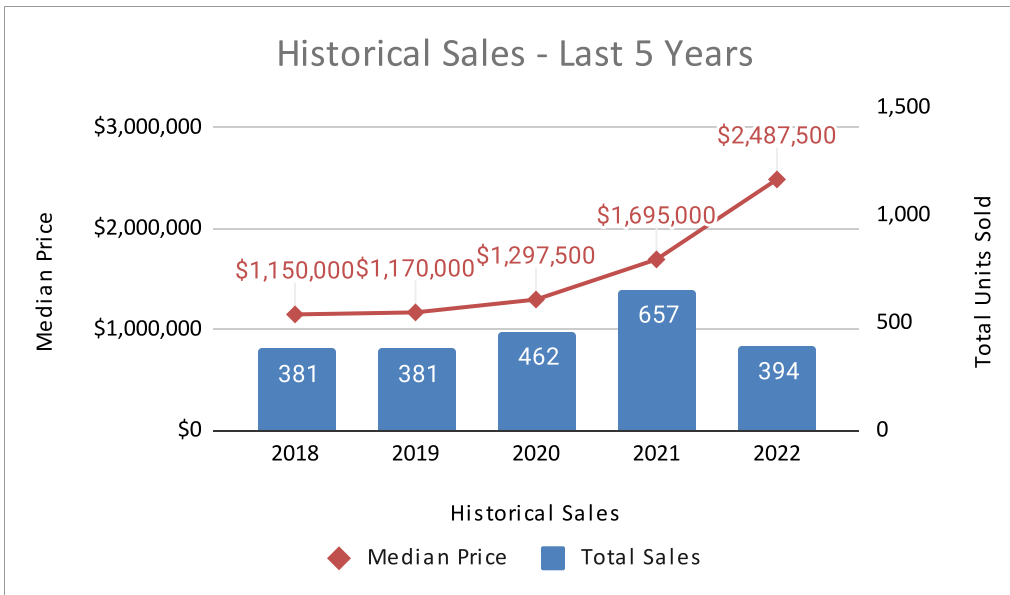
*\*This report includes all single family waterfront homes with ocean access in Fort Lauderdale.*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
228	\$35,000,000	\$669,900	\$4,032,500	18.8	12.1

*\*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	7/31/2021 - 1/31/2022	7/31/2022 - 1/31/2023	CHANGE
Units Sold	265	113	-57.4%
Median Sale Price	\$1,901,000	\$2,100,000	10.5%
Sq. Ft. Living	2,690	2,521	-6.3%
Price per Sq.Ft.	\$653	\$832	27.4%
Sale Price vs. List Price	96%	94%	-2.1%
Days on Market	32	51	59.4%

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



PRICE PER SQ FT	
2018	\$420
2019	\$407
2020	\$456
2021	\$584
2022	\$832
% change	98.10%
MEDIAN PRICE	
2018	\$1,150,000
2019	\$1,170,000
2020	\$1,297,500
2021	\$1,695,000
2022	\$2,487,500
% change	116.30%

**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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