

Fort Lauderdale (Special)

WATERFRONT CONDO REPORT

Report Date: **1/31/2023**

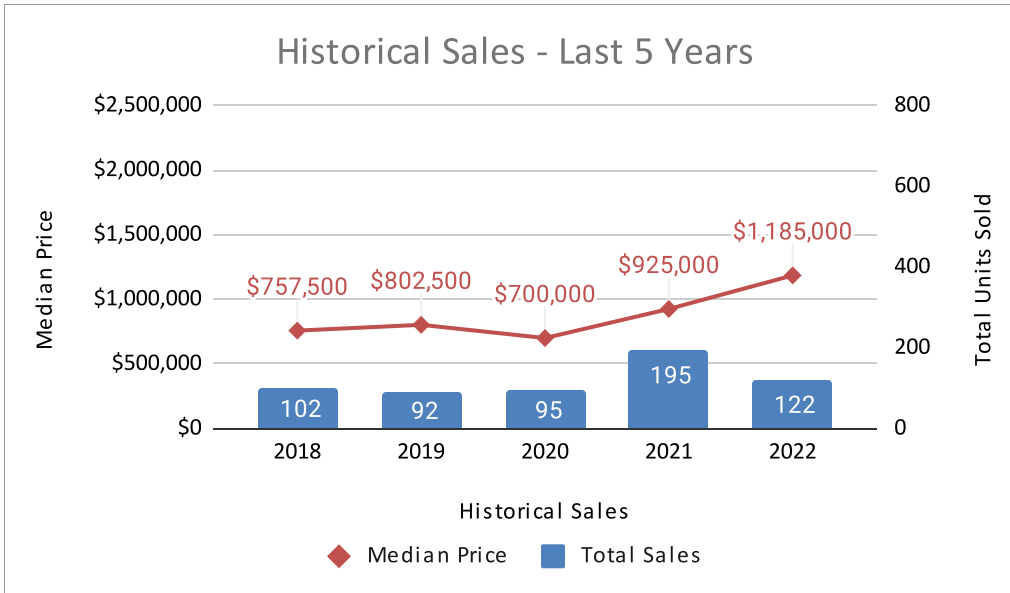
**SPECIAL REPORT: This report includes all oceanfront condos in the city of Fort Lauderdale (excluding Galt Ocean Mile, Auberge and Four Seasons)*

ACTIVE WATERFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
54	\$6,250,000	\$265,000	\$1,285,950	6.8	7.9

**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	69	41	-40.6%
Median Sale Price	\$925,000	\$980,000	5.9%
Sq. Ft. Living	1,700	1,685	-0.9%
Price per Sq.Ft.	\$585	\$613	4.8%
Sale Price vs. List Price	95%	93%	-2.1%
Days on Market	58	31	-46.6%

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



PRICE PER SQ FT	
2018	\$480
2019	\$485
2020	\$448
2021	\$566
2022	\$658
% change	37.08%
MEDIAN PRICE	
2018	\$757,500
2019	\$802,500
2020	\$700,000
2021	\$925,000
2022	\$1,185,000
% change	56.44%

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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