

## Lighthouse Point Ocean Access

### SINGLE FAMILY REPORT

Report Date:

1/31/2023

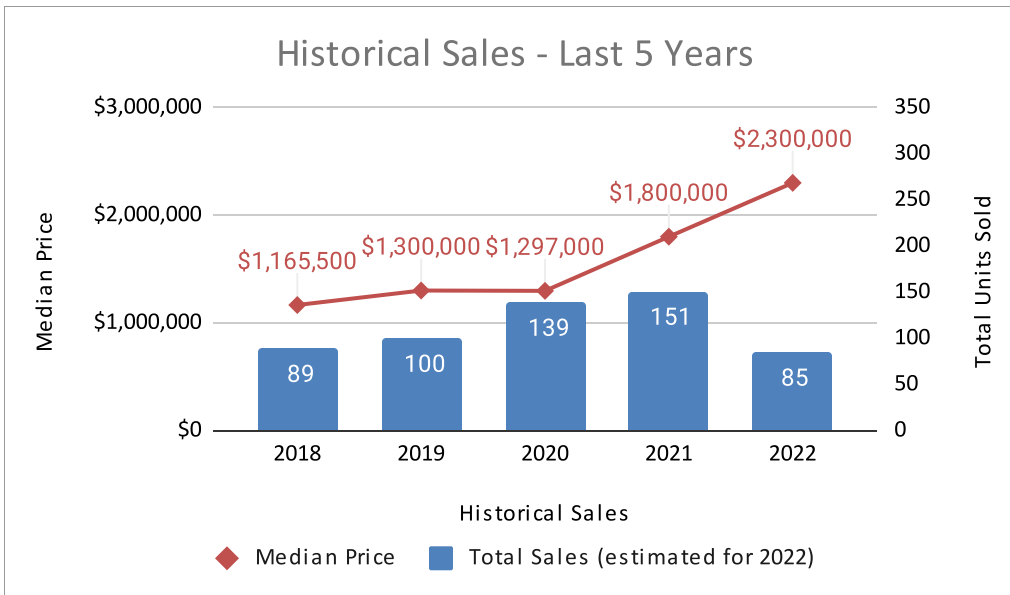
*\*This report includes all property in the town of Lighthouse Point with ocean access*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
38	\$19,950,000	\$1,499,000	\$3,585,000	5.3	7.1

*\*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	66	32	-51.5%
Median Sale Price	\$1,925,000	\$2,335,000	21.3%
Sq. Ft. Living	2,832	3,165	11.8%
Price per Sq.Ft.	\$636	\$766	20.4%
Sale Price vs. List Price	97%	91%	-6.2%
Days on Market	20	49	145.0%

*\*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	\$402
2020	\$434
2021	\$583
2022	\$744
% change	81.46%
MEDIAN PRICE	
2018	\$1,165,500
2019	\$1,300,000
2020	\$1,297,000
2021	\$1,800,000
2022	\$2,300,000
% change	97.34%

**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](http://www.bythesearealty.com)

