

Northeast Broward Oceanfront

WATERFRONT CONDO REPORT

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

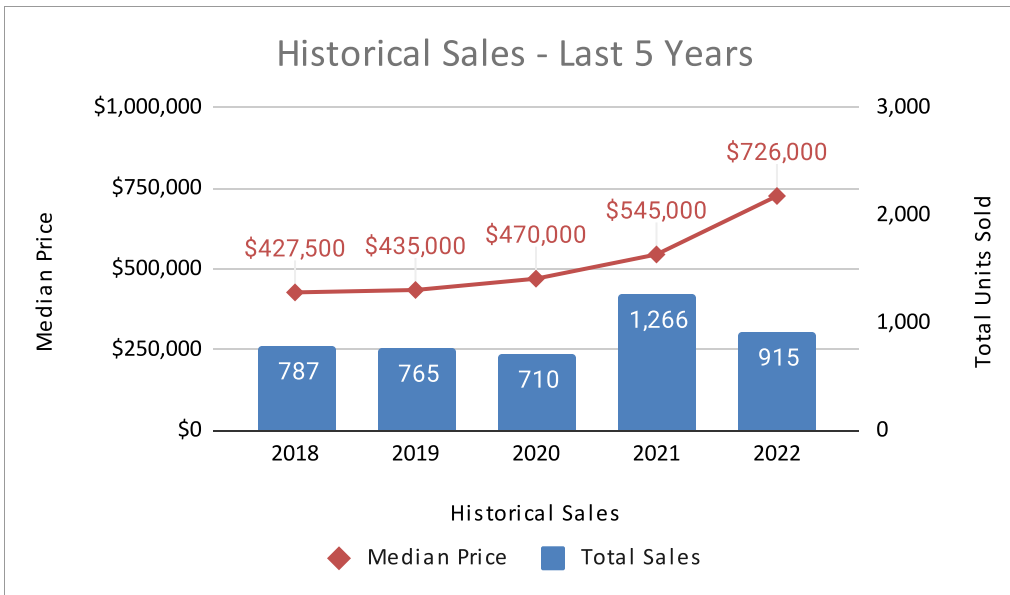
**This report includes all oceanfront condos in Northeast Broward County including Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Hillsboro Beach and Deerfield Beach*

ACTIVE WATERFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
307	\$16,500,000	\$265,000	\$824,788	48.8	6.3

**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	485	293	-39.6%
Median Sale Price	\$600,000	\$715,000	19.2%
Sq. Ft. Living	1,450	1,450	0.0%
Price per Sq.Ft.	\$424	\$490	15.6%
Sale Price vs. List Price	97%	96%	-1.0%
Days on Market	34	31	-8.8%

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



PRICE PER SQ FT	
2018	\$320
2019	\$322
2020	\$347
2021	\$384
2022	\$498
% change	55.63%
MEDIAN PRICE	
2018	\$427,500
2019	\$435,000
2020	\$470,000
2021	\$545,000
2022	\$726,000
% change	69.82%

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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