

Northeast Broward County

WATERFRONT SINGLE FAMILY REPORT

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

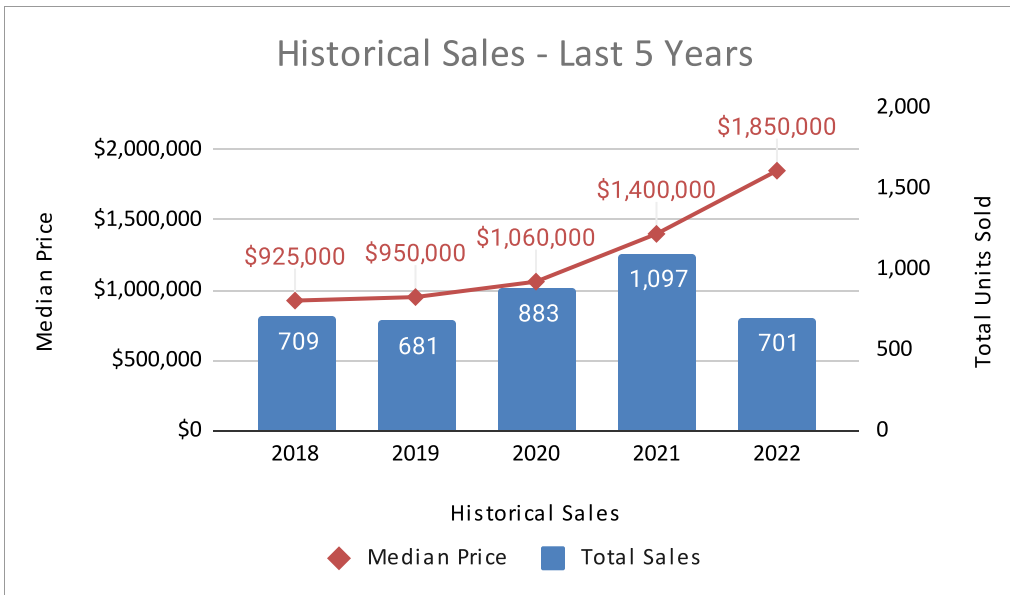
**This report includes waterfront property in the cities of Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Lighthouse Point, Hillsboro Beach, Deerfield Beach and Wilton Manors that has ocean access by boat.*

ACTIVE WATERFRONT SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
349	\$35,000,000	\$669,900	\$3,199,999	38.3	9.1

**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	446	230	-48.4%
Median Sale Price	\$1,500,000	\$1,670,000	11.3%
Sq. Ft. Living	2,418	2,237	-7.5%
Price per Sq.Ft.	\$615	\$721	17.2%
Sale Price vs. List Price	97%	94%	-3.1%
Days on Market	26	45	73.1%

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



PRICE PER SQ FT	
2018	\$393
2019	\$395
2020	\$428
2021	\$555
2022	\$749
% change	90.59%
MEDIAN PRICE	
2018	\$925,000
2019	\$950,000
2020	\$1,060,000
2021	\$1,400,000
2022	\$1,850,000
% change	100.00%



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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