

Local Market Watch



Pompano Beach Ocean Access

SINGLE FAMILY REPORT

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

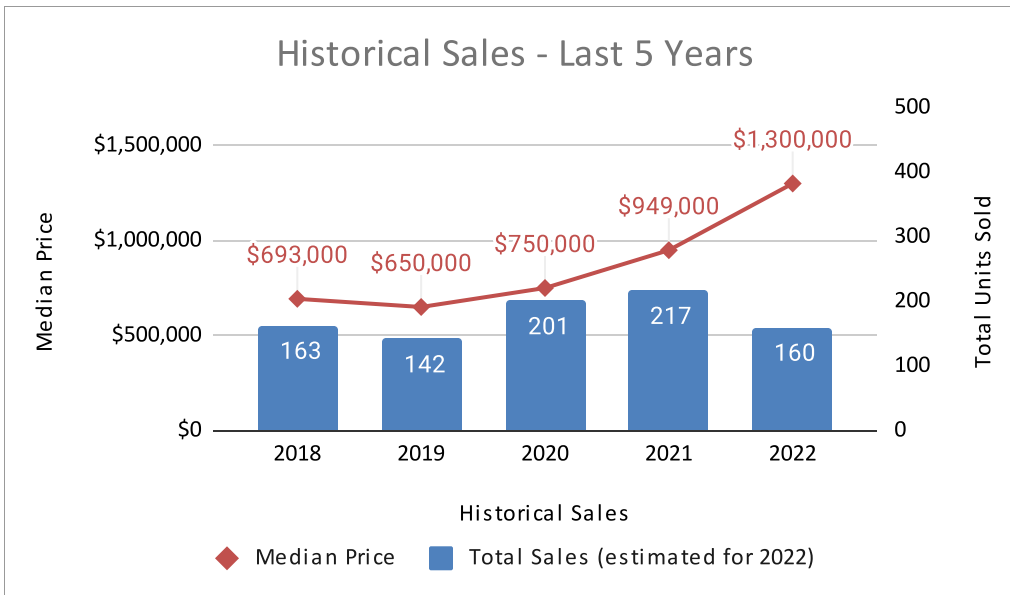
**This report includes all single family waterfront homes with ocean access in the city of Pompano Beach*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
56	\$11,950,000	\$799,000	\$1,824,500	9.2	6.1

**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	85	55	-35.3%
Median Sale Price	\$1,000,000	\$1,150,000	15.0%
Sq. Ft. Living	1,899	1,871	-1.5%
Price per Sq.Ft.	\$555	\$555	0.0%
Sale Price vs. List Price	99%	94%	-5.1%
Days on Market	17	34	100.0%

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



PRICE PER SQ FT	
2018	\$342
2019	\$345
2020	\$394
2021	\$480
2022	\$675
% change	97.37%
MEDIAN PRICE	
2018	\$693,000
2019	\$650,000
2020	\$750,000
2021	\$949,000
2022	\$1,300,000
% change	87.59%

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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