

Local Market Watch



Fort Lauderdale Ocean Access

SINGLE FAMILY REPORT

Report Date:

5/8/2023

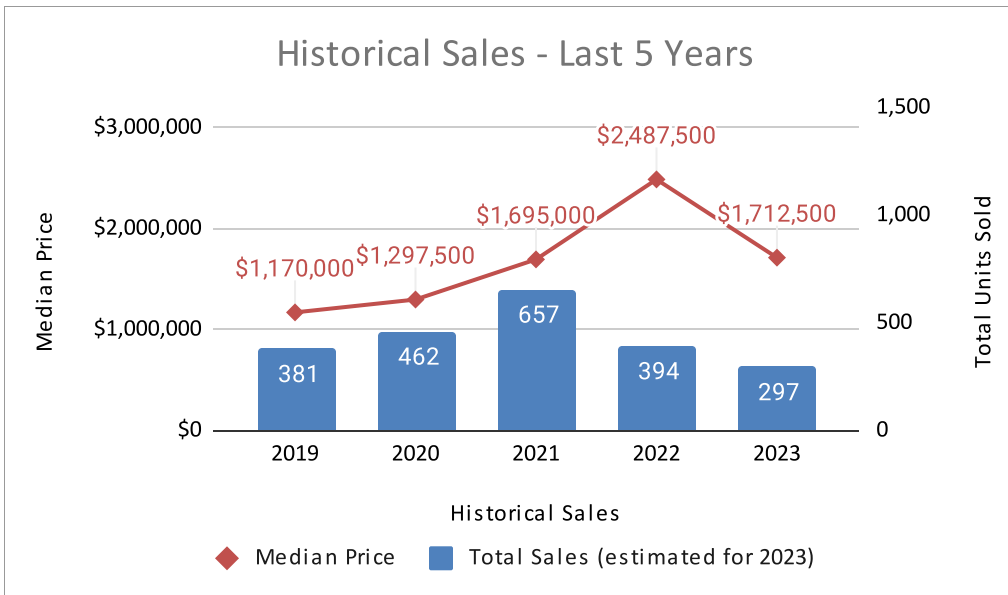
**This report includes all single family waterfront homes with ocean access in Fort Lauderdale.*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
209	\$39,000,000	\$869,000	\$4,070,000	21.8	9.6

**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	11/8/2021 - 5/8/2022	11/8/2022 - 5/8/2023	CHANGE
Units Sold	289	131	-54.7%
Median Sale Price	\$2,200,000	\$1,833,750	-16.6%
Sq. Ft. Living	2,690	2,310	-14.1%
Price per Sq.Ft.	\$763	\$775	1.6%
Sale Price vs. List Price	97%	93%	-4.1%
Days on Market	28	58	107.1%

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



PRICE PER SQ FT	
2019	\$407
2020	\$456
2021	\$584
2022	\$832
2023	\$754
% change	85.26%
MEDIAN PRICE	
2019	\$1,170,000
2020	\$1,297,500
2021	\$1,695,000
2022	\$2,487,500
2023	\$1,712,500
% change	46.37%

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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