

Local Market Watch



Northeast Broward

OCEANFRONT CONDO REPORT

Report Date:

5/8/2023

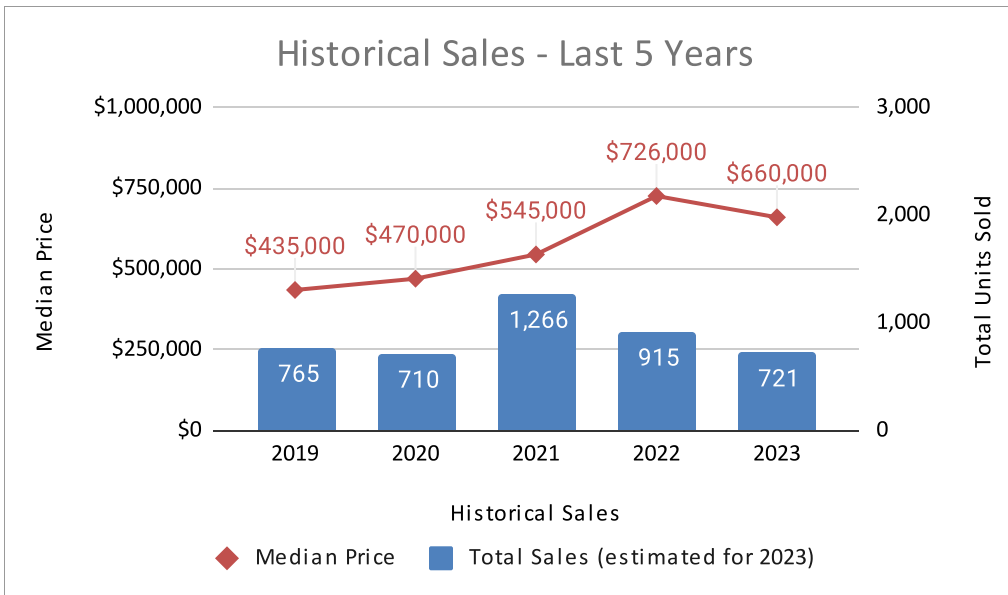
**This report includes all oceanfront condos in Northeast Broward County including Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Hillsboro Beach and Deerfield Beach*

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
336	\$15,500,000	\$264,000	\$796,000	57.7	5.8

**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	580	346	-40.3%
Median Sale Price	\$650,000	\$670,000	3.1%
Sq. Ft. Living	1,524	1,434	-5.9%
Price per Sq.Ft.	\$463	\$490	5.8%
Sale Price vs. List Price	97%	95%	-2.1%
Days on Market	39	40	2.6%

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



PRICE PER SQ FT	
2019	\$322
2020	\$347
2021	\$384
2022	\$498
2023	\$491
% change	52.48%
MEDIAN PRICE	
2019	\$435,000
2020	\$470,000
2021	\$545,000
2022	\$726,000
2023	\$660,000
% change	51.72%

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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