

Northeast Broward County

WATERFRONT SINGLE FAMILY REPORT

Report Date:

5/8/2023

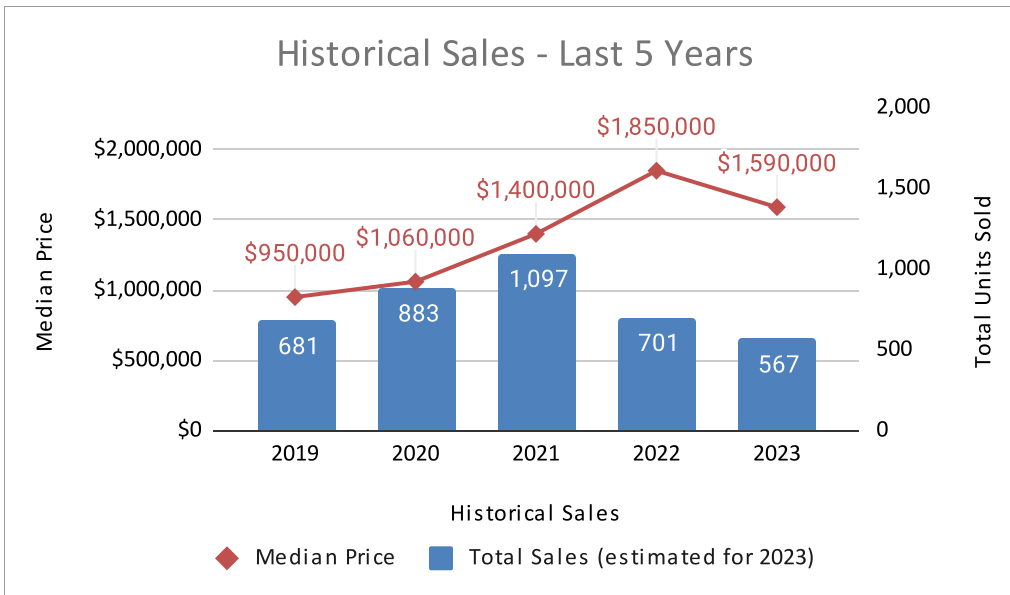
**This report includes waterfront property in the cities of Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Lighthouse Point, Hillsboro Beach, Deerfield Beach and Wilton Manors that has ocean access by boat.*

ACTIVE WATERFRONT SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
324	\$39,000,000	\$609,900	\$3,574,000	42.5	7.6

**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	478	255	-46.7%
Median Sale Price	\$1,849,500	\$1,700,000	-8.1%
Sq. Ft. Living	2,441	2,165	-11.3%
Price per Sq.Ft.	\$716	\$691	-3.5%
Sale Price vs. List Price	98%	93%	-5.1%
Days on Market	22	47	113.6%

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



PRICE PER SQ FT	
2019	\$395
2020	\$428
2021	\$555
2022	\$749
2023	\$699
% change	76.96%
MEDIAN PRICE	
2019	\$950,000
2020	\$1,060,000
2021	\$1,400,000
2022	\$1,850,000
2023	\$1,590,000
% change	67.37%

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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