

# Local Market Watch



## Pompano Beach Ocean Access

### SINGLE FAMILY REPORT

Report Date:

5/8/2023

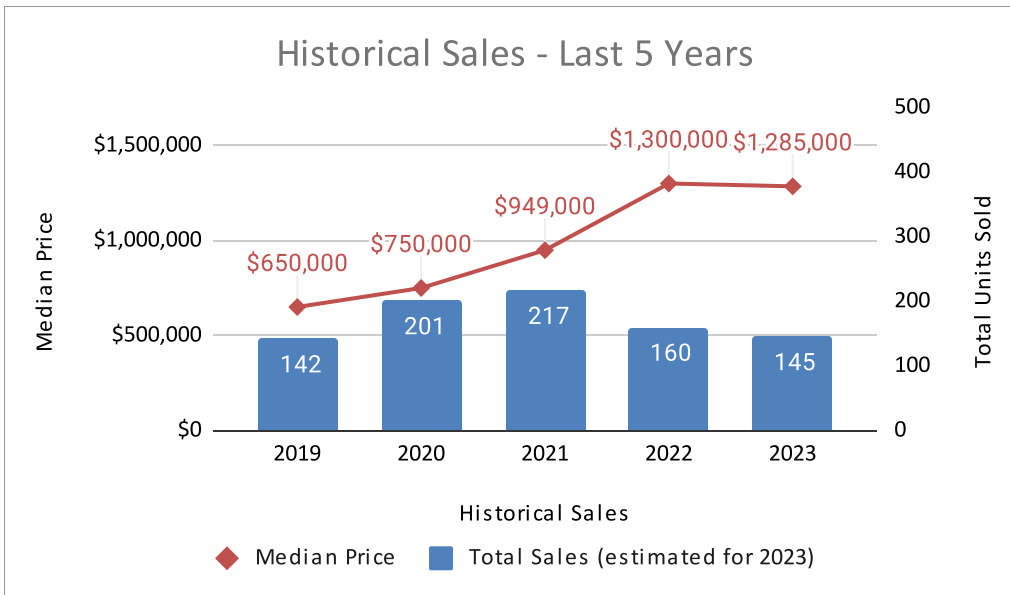
*\*This report includes all single family waterfront homes with ocean access in the city of Pompano Beach*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
42	\$8,950,000	\$609,900	\$1,824,500	10.8	3.9

*\*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	90	65	-27.8%
Median Sale Price	\$1,347,500	\$1,235,000	-8.3%
Sq. Ft. Living	2,009	1,877	-6.6%
Price per Sq.Ft.	\$678	\$601	-11.4%
Sale Price vs. List Price	100%	94%	-6.0%
Days on Market	16	36	125.0%

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



PRICE PER SQ FT	
2019	\$345
2020	\$394
2021	\$480
2022	\$675
2023	\$644
% change	86.67%
MEDIAN PRICE	
2019	\$650,000
2020	\$750,000
2021	\$949,000
2022	\$1,300,000
2023	\$1,285,000
% change	97.69%

**What is your property worth?**  
 Contact me today for a free Comparative Market Analysis of your property.

*This report courtesy of:*

**Rich Barnhart**

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