

OCEANFRONT CONDO REPORT

Report Date: **7/31/2023**

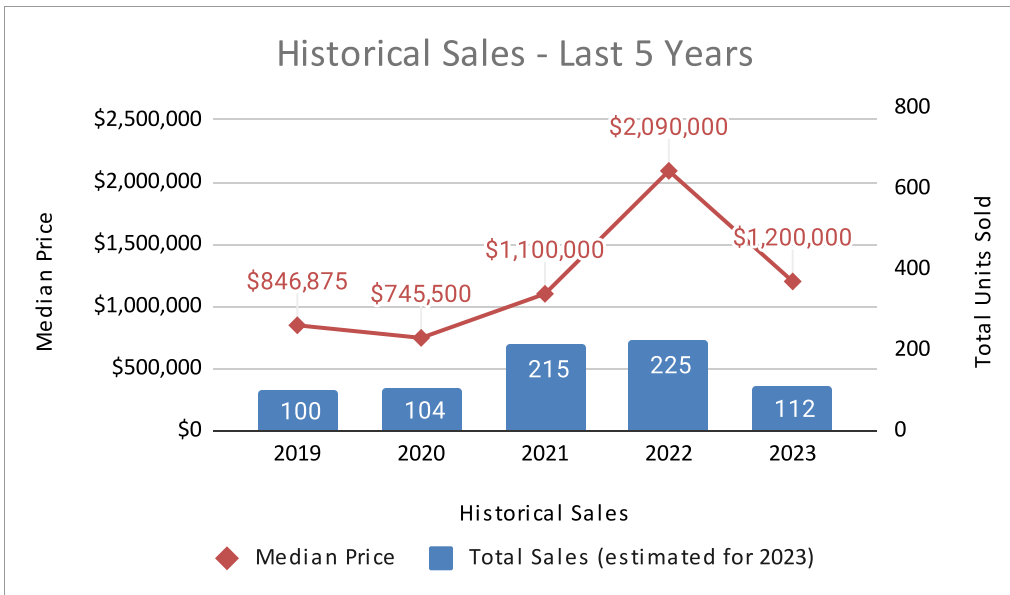
**This report includes all oceanfront condos in the city of Fort Lauderdale (excluding Galt Ocean Mile). NOTE: Median sales price in 2022 is inflated due to a high number of new construction sales in the Auberge and Four Seasons condo projects.*

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
76	\$13,000,000	\$290,000	\$2,787,500	9.3	8.1

**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	1/31/2022 - 7/31/2022	1/31/2023 - 7/31/2023	CHANGE
Units Sold	168	56	-66.7%
Median Sale Price	\$2,287,500	\$1,290,000	-43.6%
Sq. Ft. Living	2,103	1,838	-12.6%
Price per Sq.Ft.	\$1,193	\$699	-41.4%
Sale Price vs. List Price	96%	95%	-1.0%
Days on Market	91	56	-38.5%

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



PRICE PER SQ FT	
2019	\$495
2020	\$458
2021	\$579
2022	\$1,053
2023	\$672
% change	35.76%
MEDIAN PRICE	
2019	\$846,875
2020	\$745,500
2021	\$1,100,000
2022	\$2,090,000
2023	\$1,200,000
% change	41.70%

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This report courtesy of:

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