

Local Market Watch



Fort Lauderdale Ocean Access

SINGLE FAMILY REPORT

Report Date: **10/17/2023**

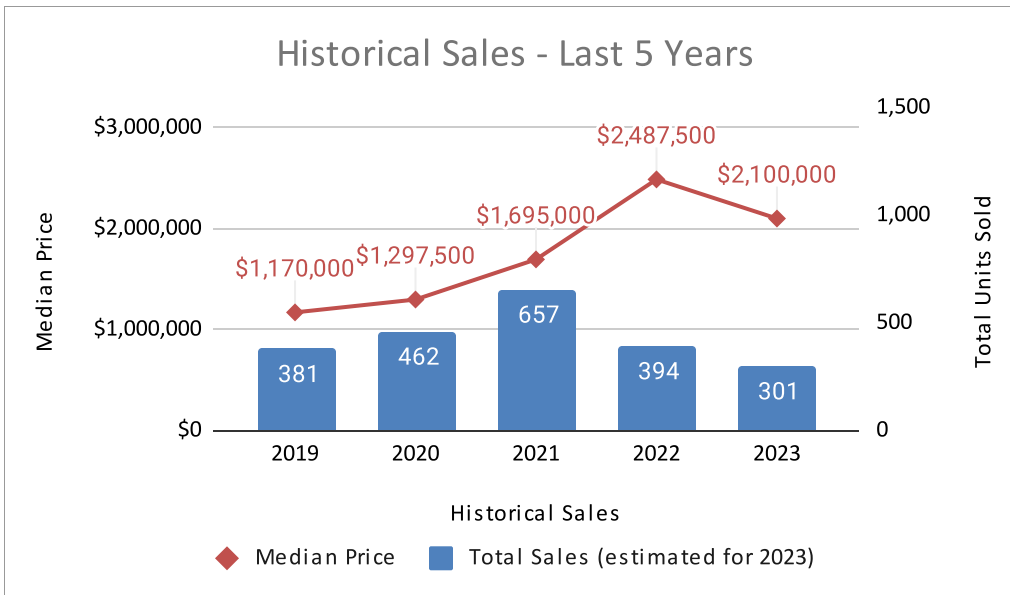
**This report includes all single family waterfront homes with ocean access in Fort Lauderdale.*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
224	\$39,500,000	\$699,999	\$3,825,000	26.2	8.6

**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	4/17/2022 - 10/17/2022	4/17/2023 - 10/17/2023	CHANGE
Units Sold	187	157	-16.0%
Median Sale Price	\$2,600,000	\$2,433,000	-6.4%
Sq. Ft. Living	2,811	2,670	-5.0%
Price per Sq.Ft.	\$833	\$809	-2.9%
Sale Price vs. List Price	96%	94%	-2.1%
Days on Market	34	56	64.7%

**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	\$799
% change	96.31%
MEDIAN PRICE	
2019	\$1,170,000
2020	\$1,297,500
2021	\$1,695,000
2022	\$2,487,500
2023	\$2,100,000
% change	79.49%



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

This report courtesy of:

By The Sea Realty
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