

# Local Market Watch



## Northeast Broward County

### WATERFRONT SINGLE FAMILY REPORT

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

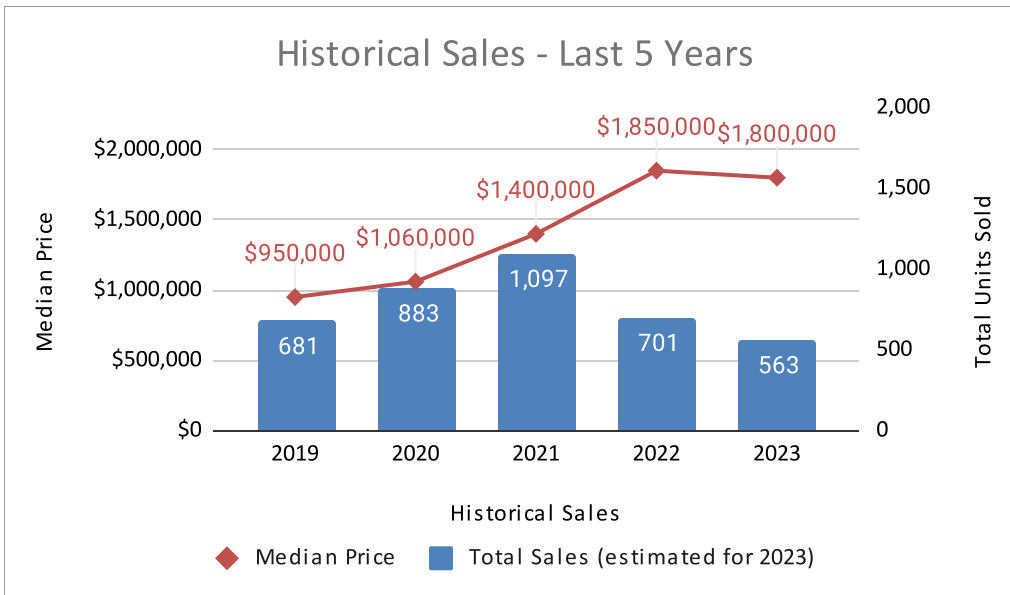
*\*This report includes waterfront property in the cities of Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Lighthouse Point, Hillsboro Beach, Deerfield Beach and Wilton Manors that has ocean access by boat.*

ACTIVE WATERFRONT SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
357	\$39,500,000	\$699,999	\$3,150,000	48.3	7.4

*\*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	345	290	-15.9%
Median Sale Price	\$1,830,000	\$1,875,000	2.5%
Sq. Ft. Living	2,313	2,367	2.3%
Price per Sq.Ft.	\$765	\$746	-2.5%
Sale Price vs. List Price	96%	94%	-2.1%
Days on Market	28	55	96.4%

*\*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	\$742
% change	87.85%
MEDIAN PRICE	
2019	\$950,000
2020	\$1,060,000
2021	\$1,400,000
2022	\$1,850,000
2023	\$1,800,000
% change	89.47%



**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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