

Local Market Watch



Fort Lauderdale Beach (excluding Galt)

OCEANFRONT CONDO REPORT

Report Date:

2/4/2024

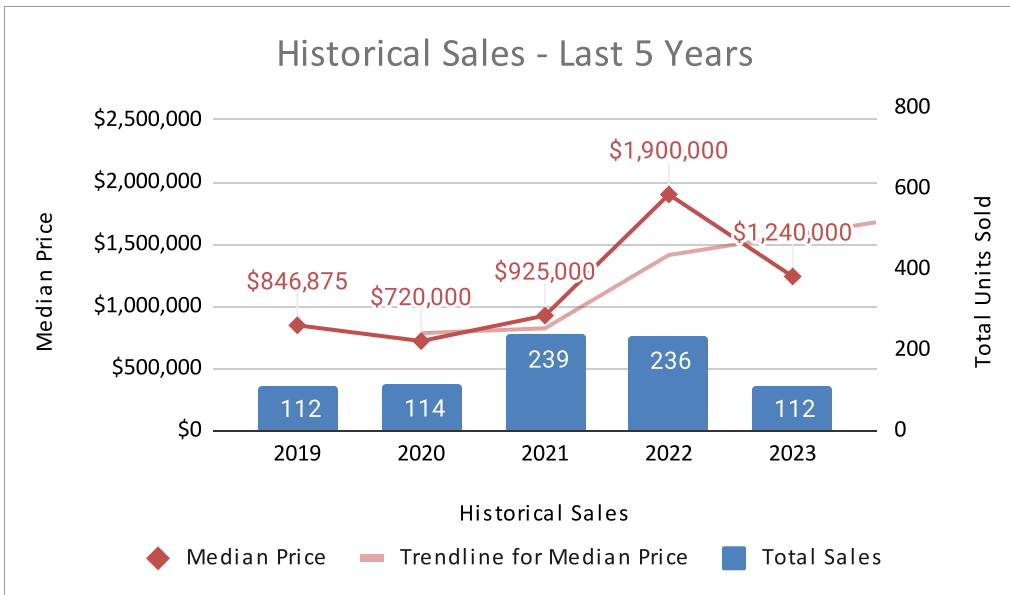
**This report includes all oceanfront condos in Fort Lauderdale Beach (excluding Galt Ocean Mile). NOTE: Median sales price in 2022 is inflated due to a high number of new construction sales.*

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
137	\$11,900,000	\$290,000	\$1,599,000	8.3	16.4

**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	8/4/2022 - 2/4/2023	8/4/2023 - 2/4/2024	CHANGE
Units Sold	61	50	-18.0%
Median Sale Price	\$1,649,000	\$1,225,000	-25.7%
Sq. Ft. Living	1,813	1,665	-8.2%
Price per Sq.Ft.	\$798	\$752	-5.8%
Sale Price vs. List Price	93%	95%	2.2%
Days on Market	47	69	46.8%

**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	\$451
2021	\$567
2022	\$942
2023	\$734
% change	48.28%
MEDIAN PRICE	
2019	\$846,875
2020	\$720,000
2021	\$925,000
2022	\$1,900,000
2023	\$1,240,000
% change	46.42%



What is your property worth?
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This report courtesy of:

By The Sea Realty

954-351-7007

