

Fort Lauderdale Ocean Access

SINGLE FAMILY REPORT

Report Date:

2/4/2024

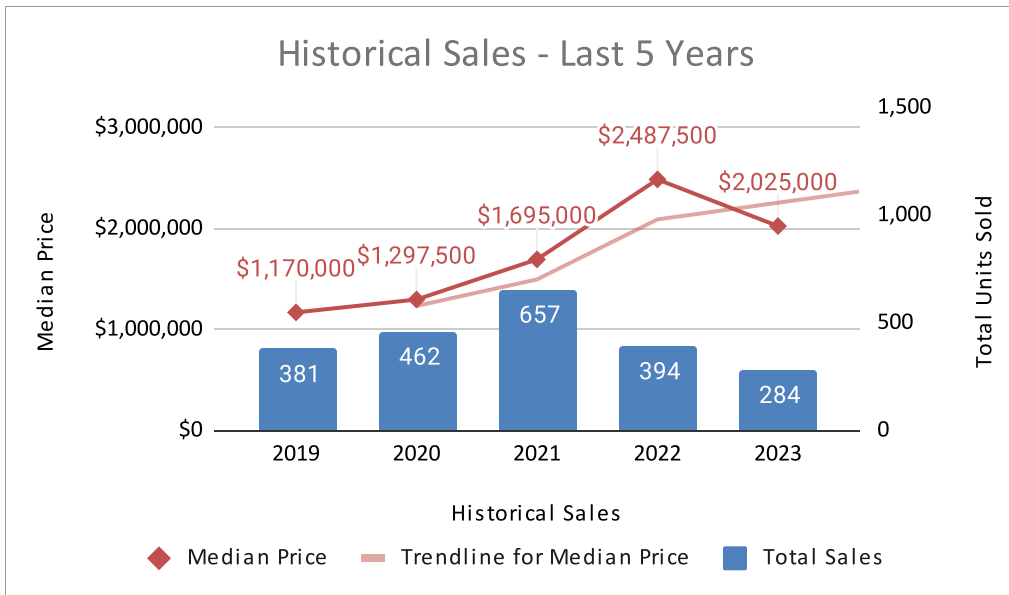
**This report includes all single family waterfront homes with ocean access in Fort Lauderdale.*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
251	\$88,000,000	\$649,995	\$4,395,000	19.2	13.1

**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	8/4/2022 - 2/4/2023	8/4/2023 - 2/4/2024	CHANGE
Units Sold	111	115	3.6%
Median Sale Price	\$2,062,500	\$2,250,000	9.1%
Sq. Ft. Living	2,502	2,491	-0.4%
Price per Sq.Ft.	\$816	\$773	-5.3%
Sale Price vs. List Price	94%	94%	0.0%
Days on Market	46	62	34.8%

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



PRICE PER SQ FT	
2019	\$407
2020	\$456
2021	\$584
2022	\$832
2023	\$775
% change	90.42%
MEDIAN PRICE	
2019	\$1,170,000
2020	\$1,297,500
2021	\$1,695,000
2022	\$2,487,500
2023	\$2,025,000
% change	73.08%

What is your property worth?



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Comparative Market Analysis
of your property.

This report courtesy of:

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