

# Local Market Watch



## Lighthouse Point Ocean Access

### SINGLE FAMILY REPORT

Report Date:

2/4/2024

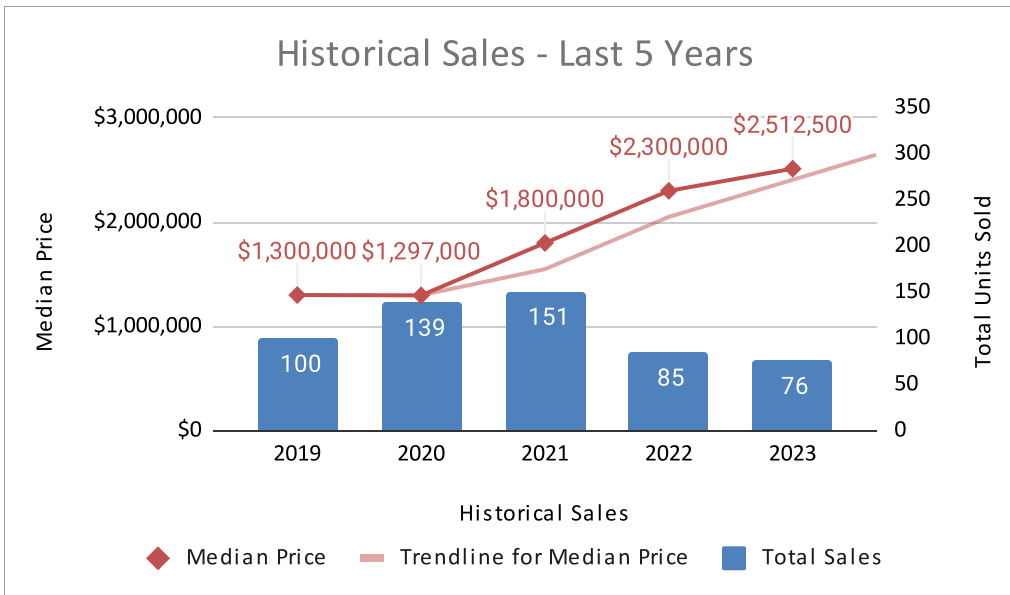
*\*This report includes all property in the town of Lighthouse Point with ocean access*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
46	\$24,900,000	\$775,000	\$4,497,000	5.5	8.4

*\*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	33	33	0.0%
Median Sale Price	\$2,360,000	\$2,309,075	-2.2%
Sq. Ft. Living	3,310	2,816	-14.9%
Price per Sq.Ft.	\$775	\$848	9.4%
Sale Price vs. List Price	91%	94%	3.3%
Days on Market	52	50	-3.8%

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



PRICE PER SQ FT	
2019	\$402
2020	\$434
2021	\$583
2022	\$744
2023	\$783
% change	94.78%
MEDIAN PRICE	
2019	\$1,300,000
2020	\$1,297,000
2021	\$1,800,000
2022	\$2,300,000
2023	\$2,512,500
% change	93.27%



**What is your property worth?**  
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*This report courtesy of:*

**By The Sea Realty**

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