

Local Market Watch



Northeast Broward

OCEANFRONT CONDO REPORT

Report Date:

2/4/2024

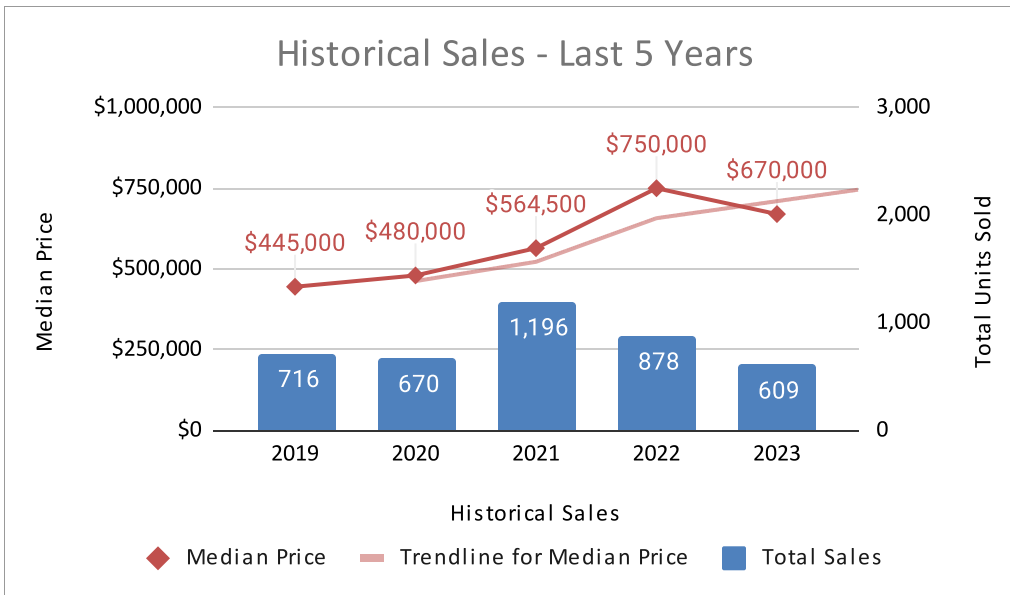
**This report includes all oceanfront condos in Northeast Broward County including Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Hillsboro Beach and Deerfield Beach*

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
505	\$11,900,000	\$269,900	\$825,000	38.8	13.0

**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	285	233	-18.2%
Median Sale Price	\$740,000	\$670,000	-9.5%
Sq. Ft. Living	1,514	1,444	-4.6%
Price per Sq.Ft.	\$495	\$487	-1.6%
Sale Price vs. List Price	96%	95%	-1.0%
Days on Market	32	54	68.8%

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



PRICE PER SQ FT	
2019	\$326
2020	\$348
2021	\$389
2022	\$501
2023	\$491
% change	50.61%
MEDIAN PRICE	
2019	\$445,000
2020	\$480,000
2021	\$564,500
2022	\$750,000
2023	\$670,000
% change	50.56%

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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