

Local Market Watch



Northeast Broward County

WATERFRONT SINGLE FAMILY REPORT

Report Date:

2/4/2024

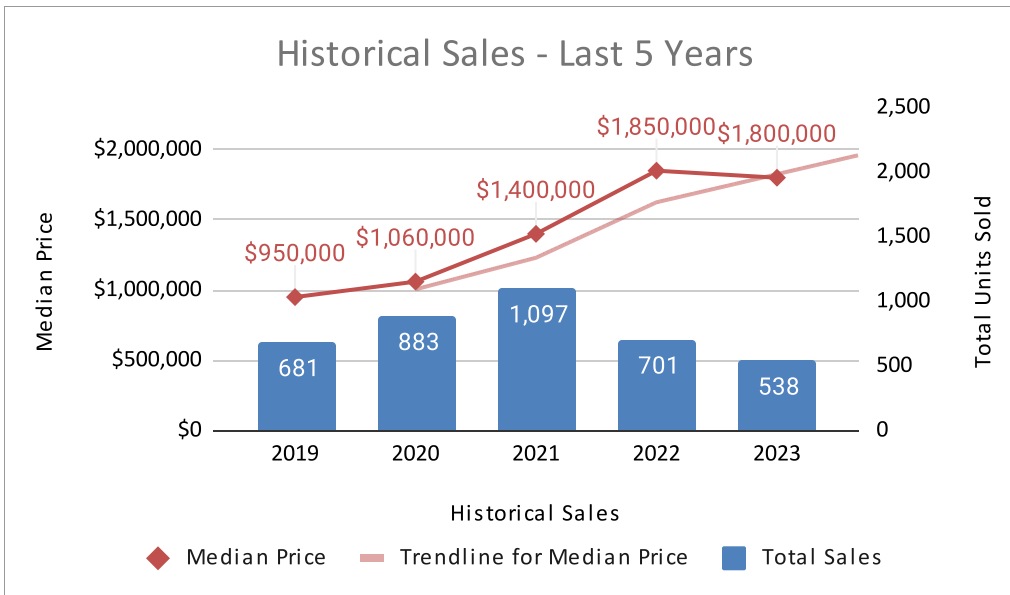
**This report includes waterfront property in the cities of Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Lighthouse Point, Hillsboro Beach, Deerfield Beach and Wilton Manors that has ocean access by boat.*

ACTIVE WATERFRONT SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
409	\$88,000,000	\$649,995	\$3,495,000	36.3	11.3

**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	231	218	-5.6%
Median Sale Price	\$1,675,000	\$1,950,000	16.4%
Sq. Ft. Living	2,227	2,362	6.1%
Price per Sq.Ft.	\$721	\$779	8.0%
Sale Price vs. List Price	94%	94%	0.0%
Days on Market	44	53	20.5%

**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	\$737
% change	86.58%
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

954-351-7007

