

Fort Lauderdale Beach (excluding Galt)

OCEANFRONT CONDO REPORT

Report Date:

8/7/2024

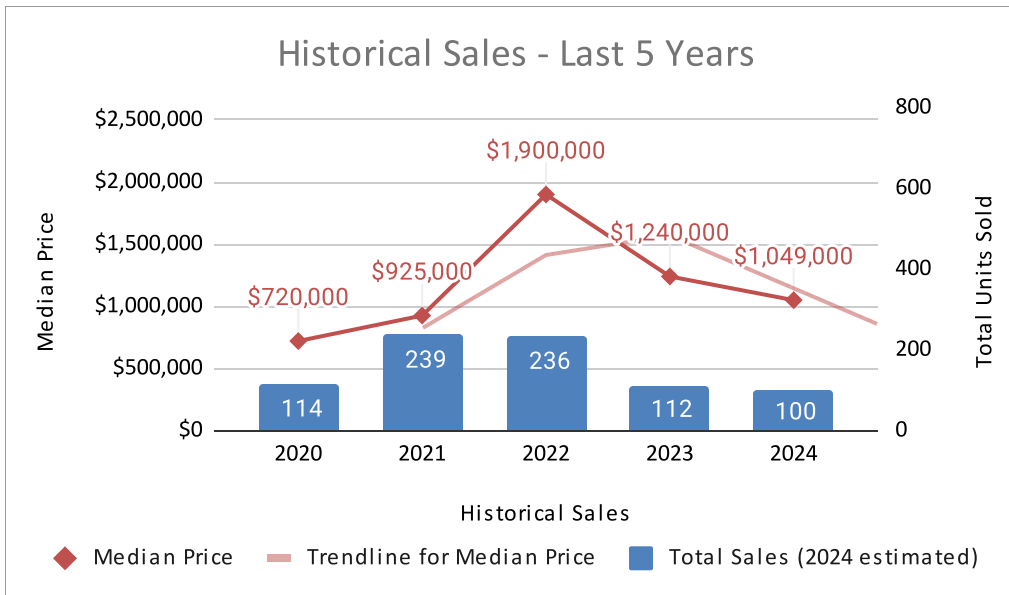
**This report includes all oceanfront condos in Fort Lauderdale Beach (excluding Galt Ocean Mile). NOTE: Median sales price in 2022 is inflated due to a high number of new construction sales.*

| ACTIVE OCEANFRONT CONDO LISTINGS | | | | INVENTORY SUMMARY | |
|----------------------------------|--------------|-----------|--------------|-------------------|------------------|
| Listings | High Price | Low Price | Median Price | Sales/month | Months of Supply |
| 115 | \$15,650,000 | \$275,000 | \$1,495,000 | 7.5 | 15.3 |

**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 | 2/7/2023 - 8/7/2023 | 2/7/2024 - 8/7/2024 | CHANGE |
| Units Sold | 58 | 45 | -22.4% |
| Median Sale Price | \$1,375,000 | \$1,070,000 | -22.2% |
| Sq. Ft. Living | 1,888 | 1,604 | -15.0% |
| Price per Sq.Ft. | \$683 | \$731 | 7.0% |
| Sale Price vs. List Price | 96% | 93% | -3.1% |
| Days on Market | 44 | 116 | 163.6% |

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



| PRICE PER SQ FT | |
|-----------------|-------------|
| 2020 | \$451 |
| 2021 | \$567 |
| 2022 | \$942 |
| 2023 | \$734 |
| 2024 | \$721 |
| % change | 59.87% |
| MEDIAN PRICE | |
| 2020 | \$720,000 |
| 2021 | \$925,000 |
| 2022 | \$1,900,000 |
| 2023 | \$1,240,000 |
| 2024 | \$1,049,000 |
| % change | 45.69% |

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

