

# Local Market Watch



## Fort Lauderdale Ocean Access

### SINGLE FAMILY REPORT

Report Date:

8/7/2024

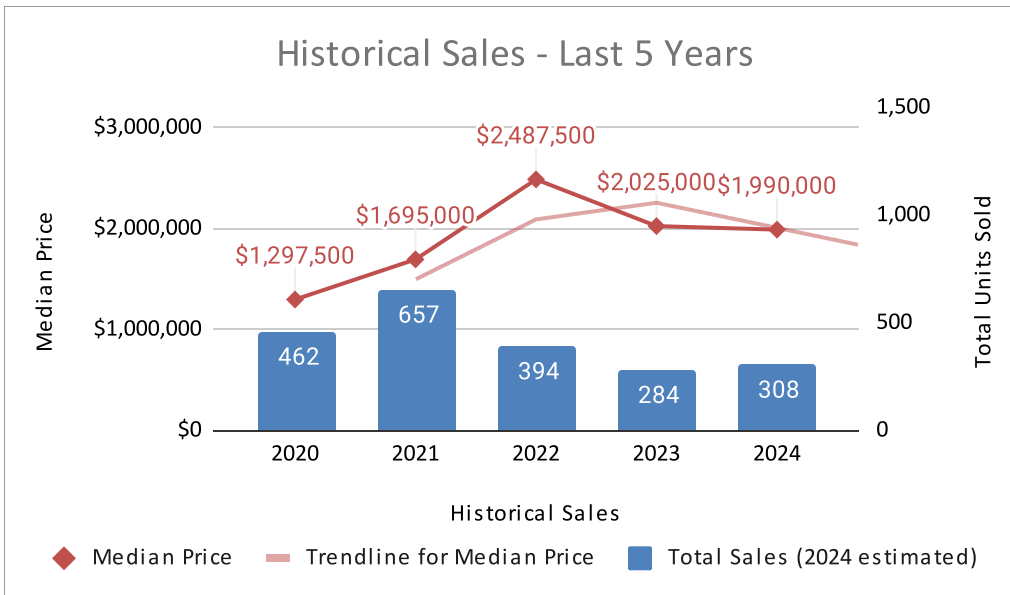
*\*This report includes all single family waterfront homes with ocean access in Fort Lauderdale.*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
246	\$50,000,000	\$649,995	\$3,750,000	27.7	8.9

*\*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	167	166	-0.6%
Median Sale Price	\$2,050,000	\$1,982,500	-3.3%
Sq. Ft. Living	2,363	2,686	13.7%
Price per Sq.Ft.	\$775	\$804	3.7%
Sale Price vs. List Price	93%	93%	0.0%
Days on Market	59	49	-16.9%

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



PRICE PER SQ FT	
2020	\$456
2021	\$584
2022	\$832
2023	\$775
2024	\$804
% change	76.32%
MEDIAN PRICE	
2020	\$1,297,500
2021	\$1,695,000
2022	\$2,487,500
2023	\$2,025,000
2024	\$1,990,000
% change	53.37%



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

**By The Sea Realty**

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