

Local Market Watch



Lighthouse Point Ocean Access

SINGLE FAMILY REPORT

Report Date:

8/7/2024

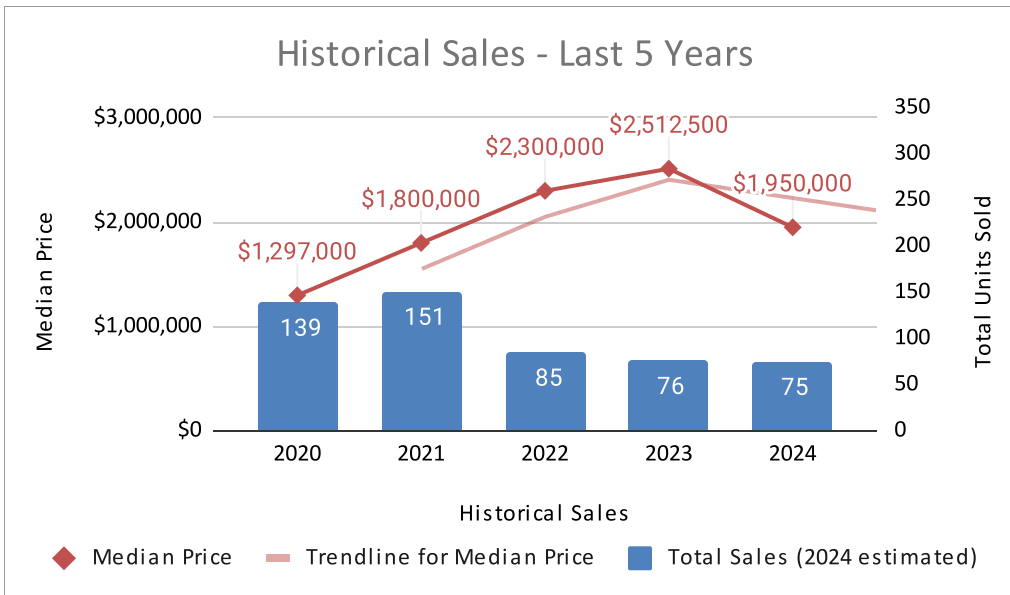
**This report includes all property in the town of Lighthouse Point with ocean access*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
56	\$19,950,000	\$1,199,999	\$4,295,000	6.2	9.1

**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	41	37	-9.8%
Median Sale Price	\$2,425,000	\$2,175,000	-10.3%
Sq. Ft. Living	3,178	2,635	-17.1%
Price per Sq.Ft.	\$748	\$879	17.5%
Sale Price vs. List Price	92%	96%	4.3%
Days on Market	46	68	47.8%

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



PRICE PER SQ FT	
2020	\$434
2021	\$583
2022	\$744
2023	\$783
2024	\$879
% change	102.53%
MEDIAN PRICE	
2020	\$1,297,000
2021	\$1,800,000
2022	\$2,300,000
2023	\$2,512,500
2024	\$1,950,000
% change	50.35%



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

