

Northeast Broward

OCEANFRONT CONDO REPORT

Report Date:

8/7/2024

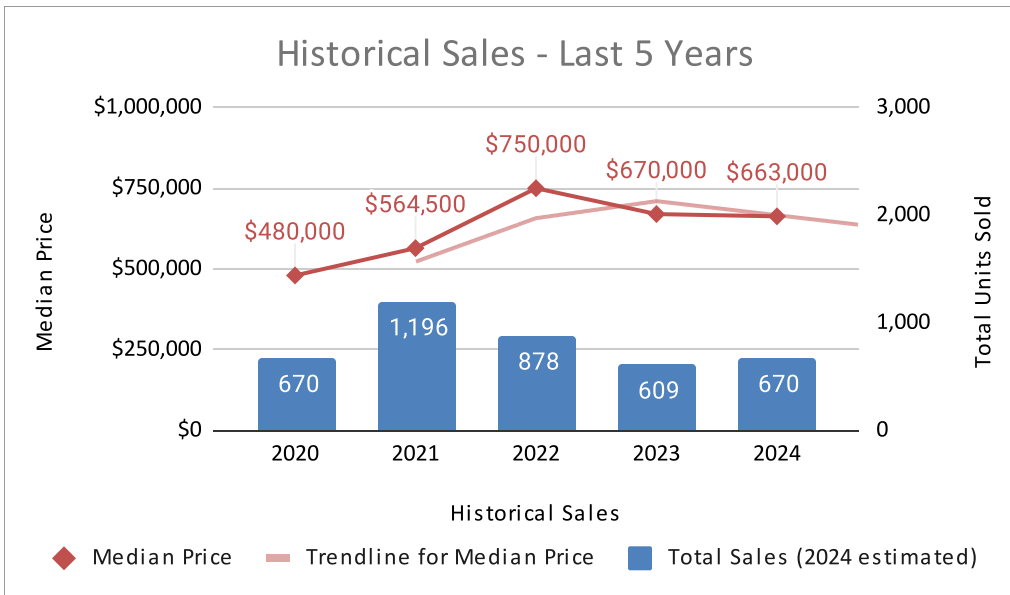
**This report includes all oceanfront condos in Northeast Broward County including Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Hillsboro Beach and Deerfield Beach*

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
485	\$15,650,000	\$275,000	\$799,900	59.7	8.1

**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	367	358	-2.5%
Median Sale Price	\$660,000	\$669,000	1.4%
Sq. Ft. Living	1,435	1,435	0.0%
Price per Sq.Ft.	\$492	\$495	0.6%
Sale Price vs. List Price	96%	95%	-1.0%
Days on Market	37	66	78.4%

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



PRICE PER SQ FT	
2020	\$348
2021	\$389
2022	\$501
2023	\$491
2024	\$495
% change	42.24%
MEDIAN PRICE	
2020	\$480,000
2021	\$564,500
2022	\$750,000
2023	\$670,000
2024	\$663,000
% change	38.13%

What is your property worth?



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Comparative Market Analysis
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By The Sea Realty

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