

Local Market Watch



Northeast Broward County

WATERFRONT SINGLE FAMILY REPORT

Report Date:

8/7/2024

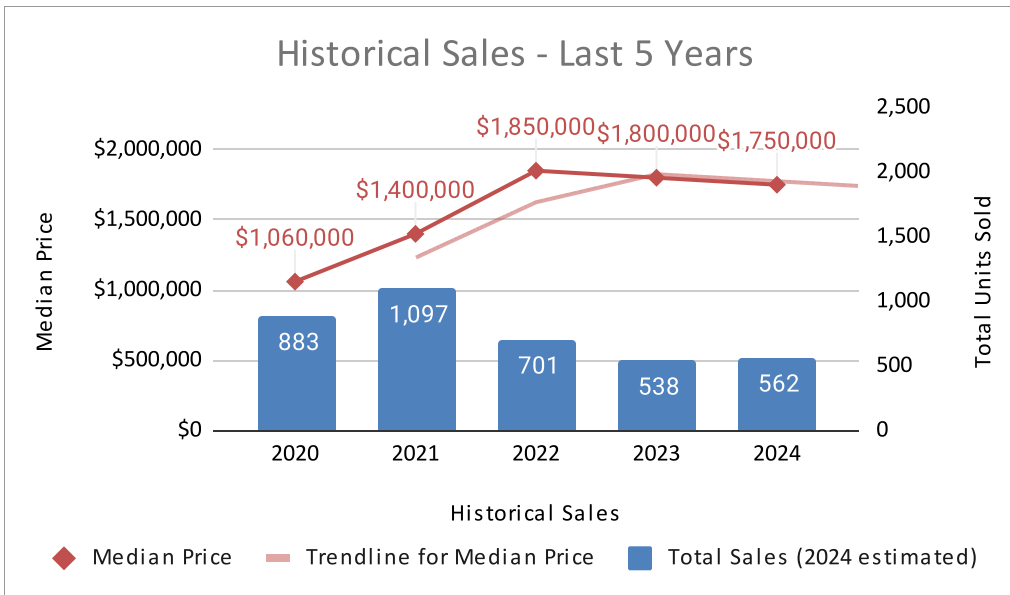
**This report includes waterfront property in the cities of Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Lighthouse Point, Hillsboro Beach, Deerfield Beach and Wilton Manors that has ocean access by boat.*

ACTIVE WATERFRONT SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
425	\$50,000,000	\$649,995	\$2,899,900	50.2	8.5

**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	307	301	-2.0%
Median Sale Price	\$1,800,000	\$1,750,000	-2.8%
Sq. Ft. Living	2,241	2,318	3.4%
Price per Sq.Ft.	\$715	\$787	10.1%
Sale Price vs. List Price	93%	94%	1.1%
Days on Market	54	47	-13.0%

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



PRICE PER SQ FT	
2020	\$428
2021	\$555
2022	\$749
2023	\$737
2024	\$795
% change	85.75%
MEDIAN PRICE	
2020	\$1,060,000
2021	\$1,400,000
2022	\$1,850,000
2023	\$1,800,000
2024	\$1,750,000
% change	65.09%



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

