

Local Market Watch



Lighthouse Point Ocean Access

SINGLE FAMILY REPORT

Report Date: **10/25/2024**

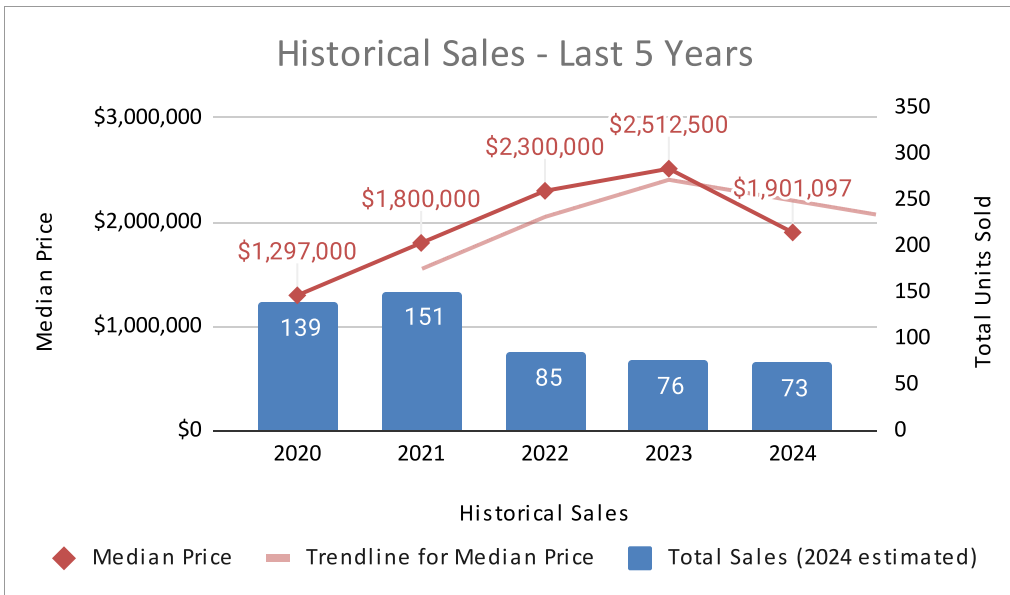
**This report includes all property in the town of Lighthouse Point with ocean access*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
56	\$19,950,000	\$1,155,000	\$4,497,000	5.7	9.9

**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	4/25/2023 - 10/25/2023	4/25/2024 - 10/25/2024	CHANGE
Units Sold	43	34	-20.9%
Median Sale Price	\$2,300,000	\$1,880,000	-18.3%
Sq. Ft. Living	3,088	2,720	-11.9%
Price per Sq.Ft.	\$762	\$851	11.7%
Sale Price vs. List Price	93%	93%	0.0%
Days on Market	46	58	26.1%

**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	\$868
% change	100.00%
MEDIAN PRICE	
2020	\$1,297,000
2021	\$1,800,000
2022	\$2,300,000
2023	\$2,512,500
2024	\$1,901,097
% change	46.58%



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
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