

Local Market Watch

Northeast Broward

OCEANFRONT CONDO REPORT



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

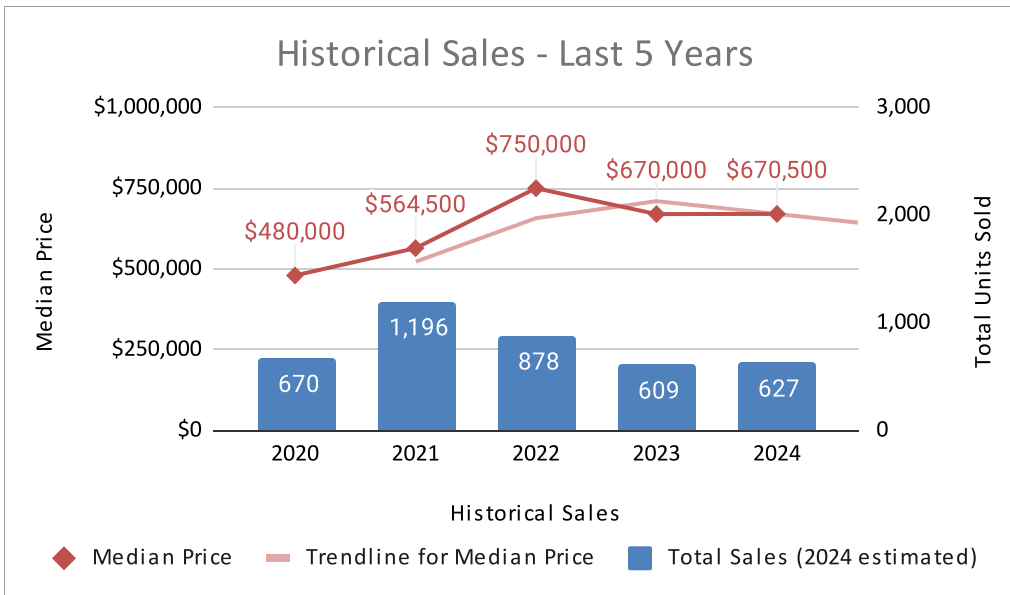
**This report includes all oceanfront condos in Northeast Broward County including Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Hillsboro Beach and Deerfield Beach*

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
541	\$15,650,000	\$225,000	\$770,000	52.2	10.4

**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	309	313	1.3%
Median Sale Price	\$650,000	\$689,000	6.0%
Sq. Ft. Living	1,400	1,435	2.5%
Price per Sq.Ft.	\$483	\$503	4.1%
Sale Price vs. List Price	96%	94%	-2.1%
Days on Market	43	72	67.4%

**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	\$500
% change	43.68%
MEDIAN PRICE	
2020	\$480,000
2021	\$564,500
2022	\$750,000
2023	\$670,000
2024	\$670,500
% change	39.69%

What is your property worth?



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Comparative Market Analysis
of your property.

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