

# Local Market Watch



## Northeast Broward County

### WATERFRONT SINGLE FAMILY REPORT

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

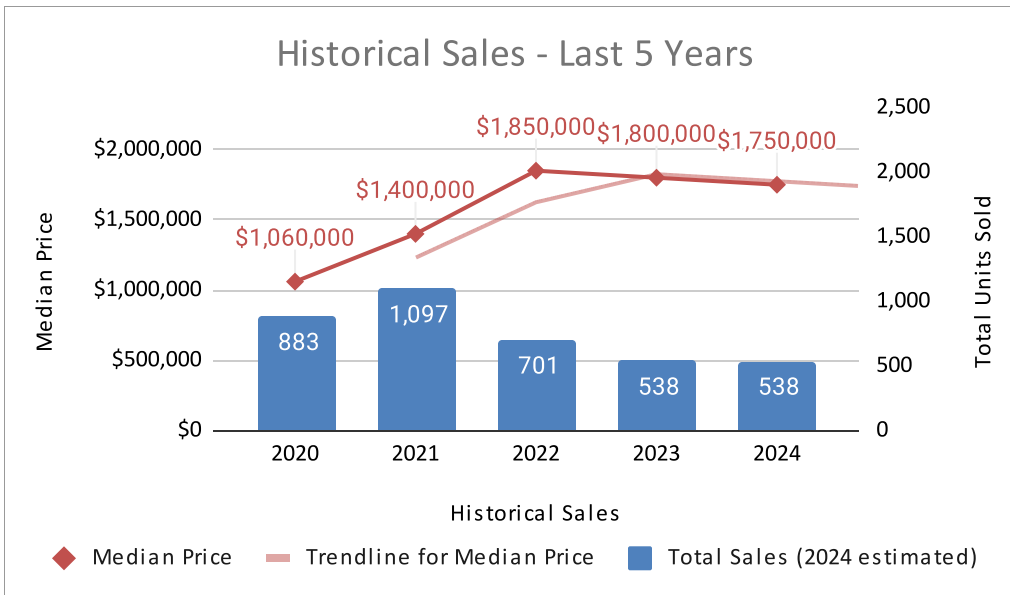
*\*This report includes waterfront property in the cities of Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Lighthouse Point, Hillsboro Beach, Deerfield Beach and Wilton Manors that has ocean access by boat.*

ACTIVE WATERFRONT SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
468	\$50,000,000	\$649,995	\$3,000,000	43.8	10.7

*\*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	294	263	-10.5%
Median Sale Price	\$1,900,000	\$1,675,000	-11.8%
Sq. Ft. Living	2,449	2,228	-9.0%
Price per Sq.Ft.	\$753	\$766	1.7%
Sale Price vs. List Price	94%	93%	-1.1%
Days on Market	56	54	-3.6%

*\*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	\$776
% change	81.31%
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**  
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