

Fort Lauderdale Beach (excluding Galt)

OCEANFRONT CONDO REPORT

Report Date:

5/13/2025

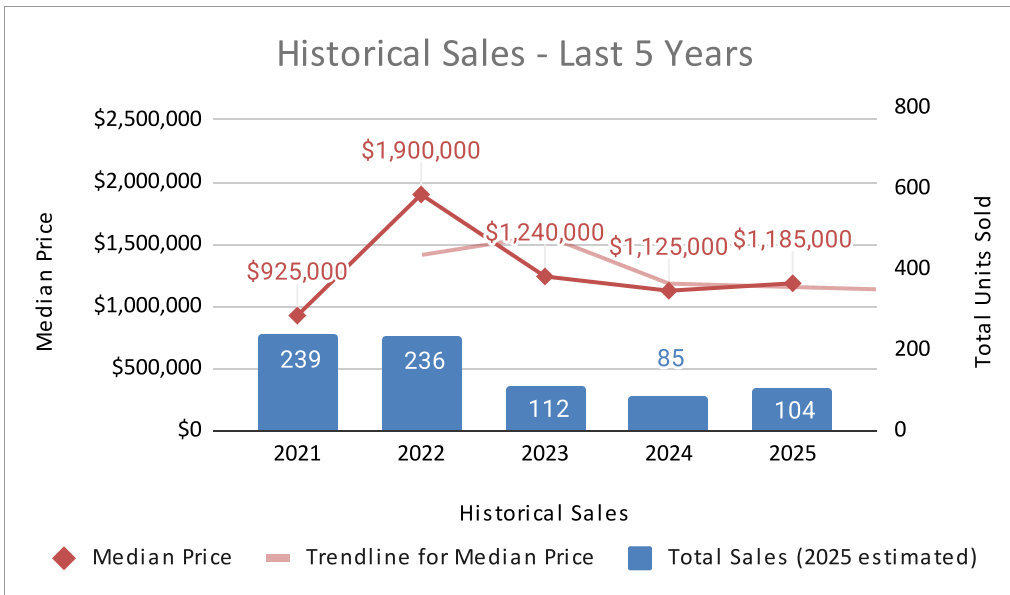
**This report includes all oceanfront condos in Fort Lauderdale Beach (excluding Galt Ocean Mile). NOTE: Median sales price in 2022 is inflated due to a high number of new construction sales.*

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
150	\$15,650,000	\$270,000	\$1,772,500	7.3	20.5

**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	11/13/2023 - 5/13/2024	11/13/2024 - 5/13/2025	CHANGE
Units Sold	47	44	-6.4%
Median Sale Price	\$1,200,000	\$1,250,000	4.2%
Sq. Ft. Living	1,617	1,879	16.2%
Price per Sq.Ft.	\$743	\$724	-2.6%
Sale Price vs. List Price	94%	92%	-2.1%
Days on Market	106	89	-16.0%

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



PRICE PER SQ FT	
2021	\$567
2022	\$942
2023	\$734
2024	\$714
2025	\$748
% change	31.92%
MEDIAN PRICE	
2021	\$925,000
2022	\$1,900,000
2023	\$1,240,000
2024	\$1,125,000
2025	\$1,185,000
% change	28.11%

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