

Northeast Broward

OCEANFRONT CONDO REPORT

Report Date:

5/13/2025

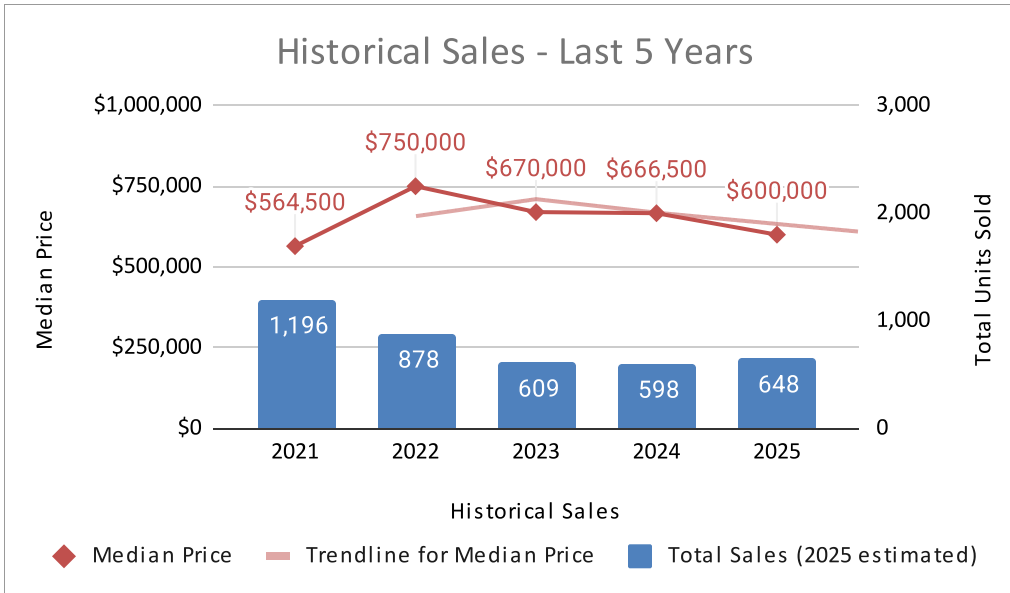
**This report includes all oceanfront condos in Northeast Broward County including Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Hillsboro Beach and Deerfield Beach*

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
664	\$15,650,000	\$215,000	\$796,950	51.2	13.0

**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	321	307	-4.4%
Median Sale Price	\$665,000	\$605,000	-9.0%
Sq. Ft. Living	1,435	1,400	-2.4%
Price per Sq.Ft.	\$500	\$467	-6.6%
Sale Price vs. List Price	95%	93%	-2.1%
Days on Market	56	73	30.4%

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



PRICE PER SQ FT	
2021	\$389
2022	\$501
2023	\$491
2024	\$497
2025	\$460
% change	18.25%
MEDIAN PRICE	
2021	\$564,500
2022	\$750,000
2023	\$670,000
2024	\$666,500
2025	\$600,000
% change	6.29%

What is your property worth?



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Comparative Market Analysis
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