

Fort Lauderdale Beach (excluding Galt)

OCEANFRONT CONDO REPORT

Report Date: 10/12/2025

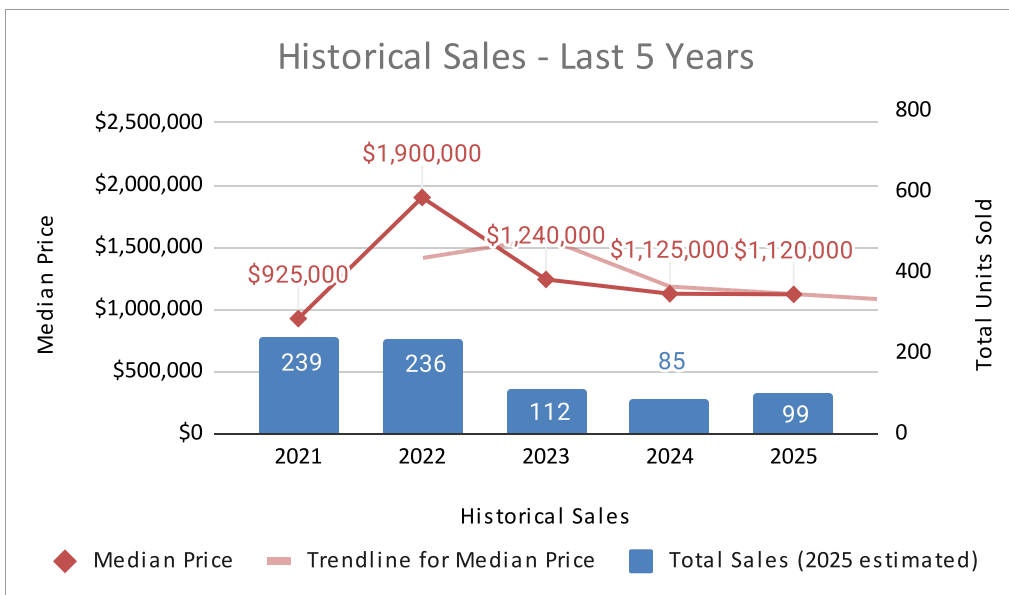
*This report includes all oceanfront condos in Fort Lauderdale Beach (excluding Galt Ocean Mile). NOTE: Median sales price in 2022 is inflated due to a high number of new construction sales.

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
129	\$12,995,000	\$260,000	\$1,740,000	8.2	15.8

*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	4/12/2024 - 10/12/2024	4/12/2025 - 10/12/2025	CHANGE
Units Sold	51	49	-3.9%
Median Sale Price	\$1,115,000	\$1,250,000	12.1%
Sq. Ft. Living	1,604	1,745	8.8%
Price per Sq.Ft.	\$756	\$780	3.2%
Sale Price vs. List Price	92%	93%	1.1%
Days on Market	104	105	1.0%

*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	\$766
% change	35.10%
MEDIAN PRICE	
2021	\$925,000
2022	\$1,900,000
2023	\$1,240,000
2024	\$1,125,000
2025	\$1,120,000
% change	21.08%

What is your property worth?



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