

Fort Lauderdale Ocean Access

SINGLE FAMILY REPORT

Report Date:

10/12/2025

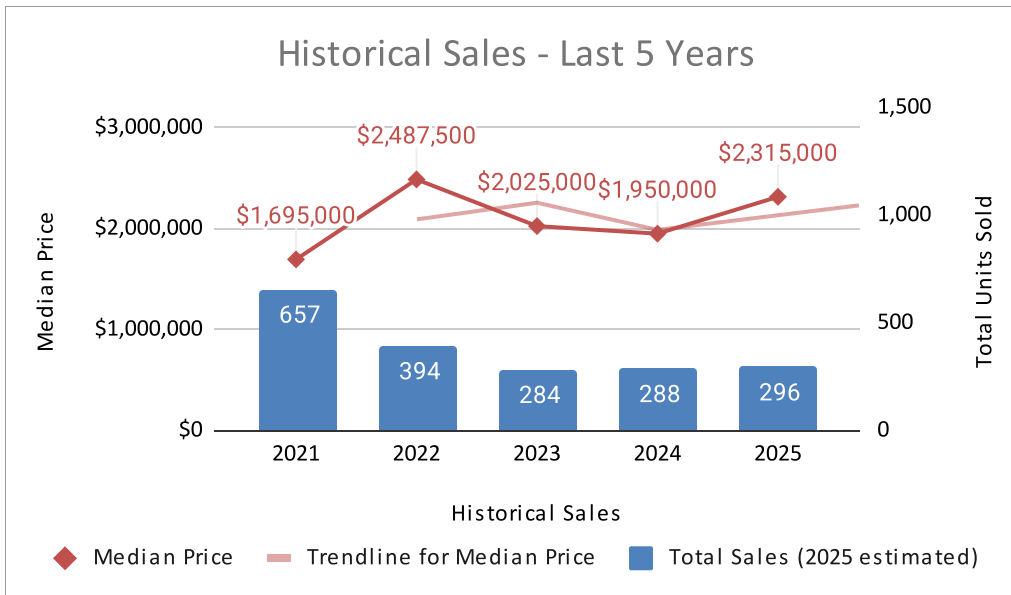
**This report includes all single family waterfront homes with ocean access in Fort Lauderdale.*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
256	\$49,995,000	\$735,000	\$4,750,000	22.5	11.4

**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	4/12/2024 - 10/12/2024	4/12/2025 - 10/12/2025	CHANGE
Units Sold	132	135	2.3%
Median Sale Price	\$2,060,173	\$2,000,000	-2.9%
Sq. Ft. Living	2,410	2,499	3.7%
Price per Sq.Ft.	\$835	\$791	-5.3%
Sale Price vs. List Price	93%	94%	1.1%
Days on Market	47	71	51.1%

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



PRICE PER SQ FT	
2021	\$584
2022	\$832
2023	\$775
2024	\$796
2025	\$865
% change	48.12%
MEDIAN PRICE	
2021	\$1,695,000
2022	\$2,487,500
2023	\$2,025,000
2024	\$1,950,000
2025	\$2,315,000
% change	36.58%

What is your property worth?



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This report courtesy of:

By The Sea Realty

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