

Local Market Watch

Lighthouse Point Ocean Access

SINGLE FAMILY REPORT



Report Date: 10/12/2025

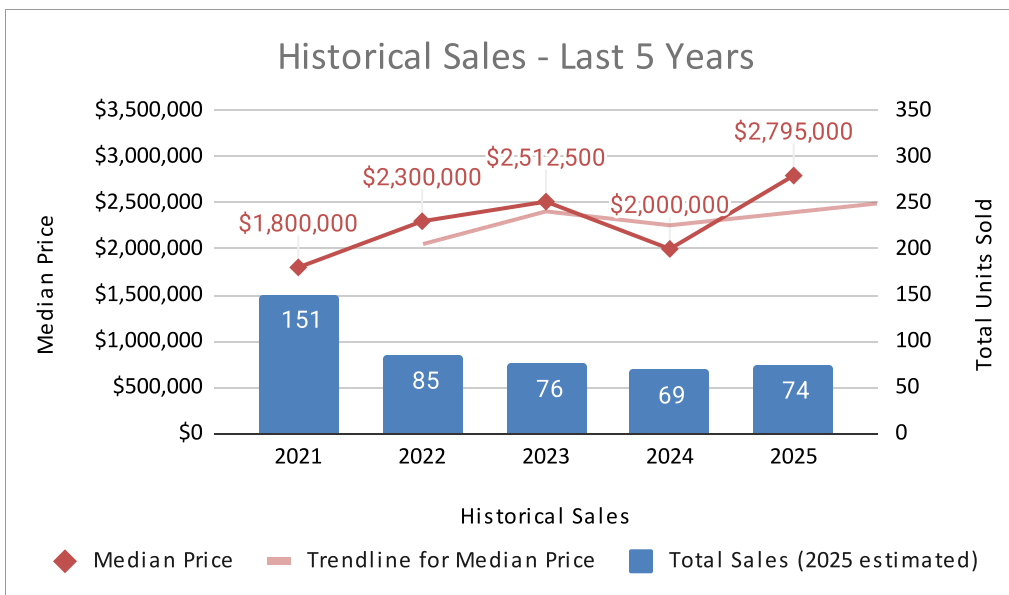
**This report includes all property in the town of Lighthouse Point with ocean access*

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
58	\$17,750,000	\$1,395,000	\$3,825,000	6.8	8.5

**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	4/12/2024 - 10/12/2024	4/12/2025 - 10/12/2025	CHANGE
Units Sold	38	41	7.9%
Median Sale Price	\$2,262,500	\$2,790,000	23.3%
Sq. Ft. Living	2,742	3,412	24.4%
Price per Sq.Ft.	\$871	\$817	-6.2%
Sale Price vs. List Price	93%	93%	0.0%
Days on Market	61	57	-6.6%

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



PRICE PER SQ FT	
2021	\$583
2022	\$744
2023	\$783
2024	\$875
2025	\$818
% change	40.31%
MEDIAN PRICE	
2021	\$1,800,000
2022	\$2,300,000
2023	\$2,512,500
2024	\$2,000,000
2025	\$2,795,000
% change	55.28%

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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