

Northeast Broward

OCEANFRONT CONDO REPORT

Report Date: 10/12/2025

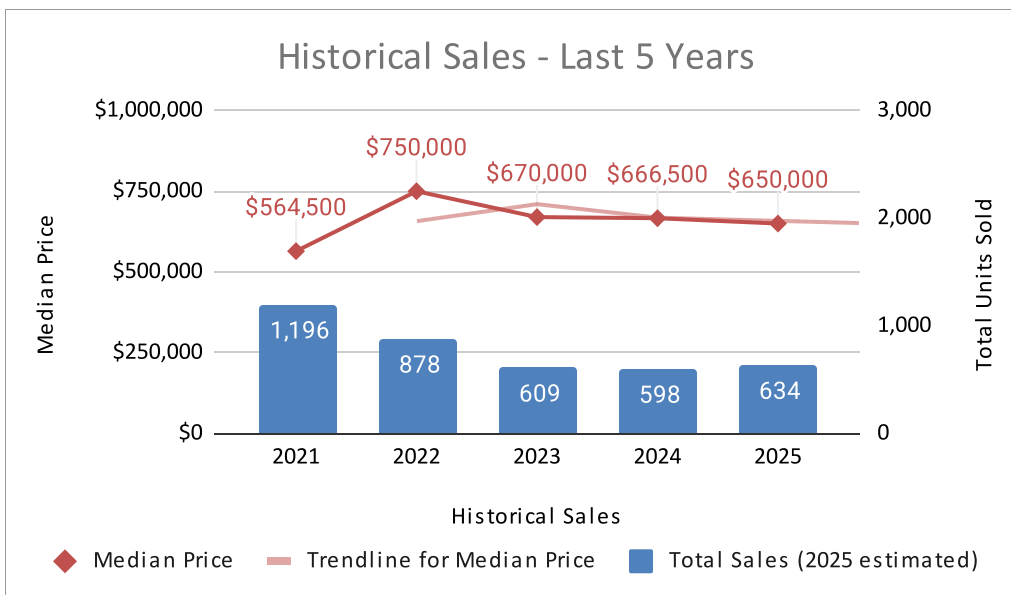
**This report includes all oceanfront condos in Northeast Broward County including Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Hillsboro Beach and Deerfield Beach*

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
586	\$12,995,000	\$180,000	\$849,900	52.2	11.2

**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	324	313	-3.4%
Median Sale Price	\$700,000	\$703,250	0.5%
Sq. Ft. Living	1,450	1,435	-1.0%
Price per Sq.Ft.	\$508	\$479	-5.7%
Sale Price vs. List Price	94%	94%	0.0%
Days on Market	74	77	4.1%

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



PRICE PER SQ FT	
2021	\$389
2022	\$501
2023	\$491
2024	\$497
2025	\$468
% change	20.31%
MEDIAN PRICE	
2021	\$564,500
2022	\$750,000
2023	\$670,000
2024	\$666,500
2025	\$650,000
% change	15.15%

What is your property worth?



Contact me today for a free
Comparative Market Analysis
of your property.

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By The Sea Realty

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