

Northeast Broward County

WATERFRONT SINGLE FAMILY REPORT

Report Date:

10/12/2025

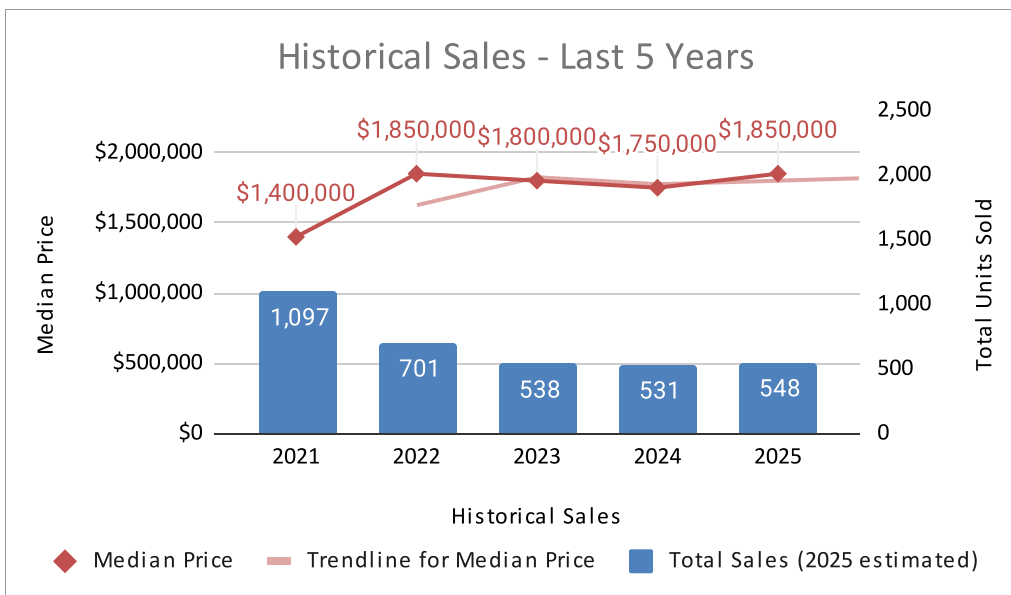
**This report includes waterfront property in the cities of Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Lighthouse Point, Hillsboro Beach, Deerfield Beach and Wilton Manors that has ocean access by boat.*

ACTIVE WATERFRONT SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
431	\$49,995,000	\$699,000	\$2,995,000	44.5	9.7

**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	277	267	-3.6%
Median Sale Price	\$1,700,000	\$1,750,000	2.9%
Sq. Ft. Living	2,248	2,371	5.5%
Price per Sq.Ft.	\$768	\$735	-4.3%
Sale Price vs. List Price	93%	93%	0.0%
Days on Market	54	71	31.5%

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



PRICE PER SQ FT	
2021	\$555
2022	\$749
2023	\$737
2024	\$775
2025	\$761
% change	37.12%
MEDIAN PRICE	
2021	\$1,400,000
2022	\$1,850,000
2023	\$1,800,000
2024	\$1,750,000
2025	\$1,850,000
% change	32.14%

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

954-351-7007

