

Local Market Watch

Fort Lauderdale Beach (excluding Galt)

OCEANFRONT CONDO REPORT



Report Date:

2/10/2026

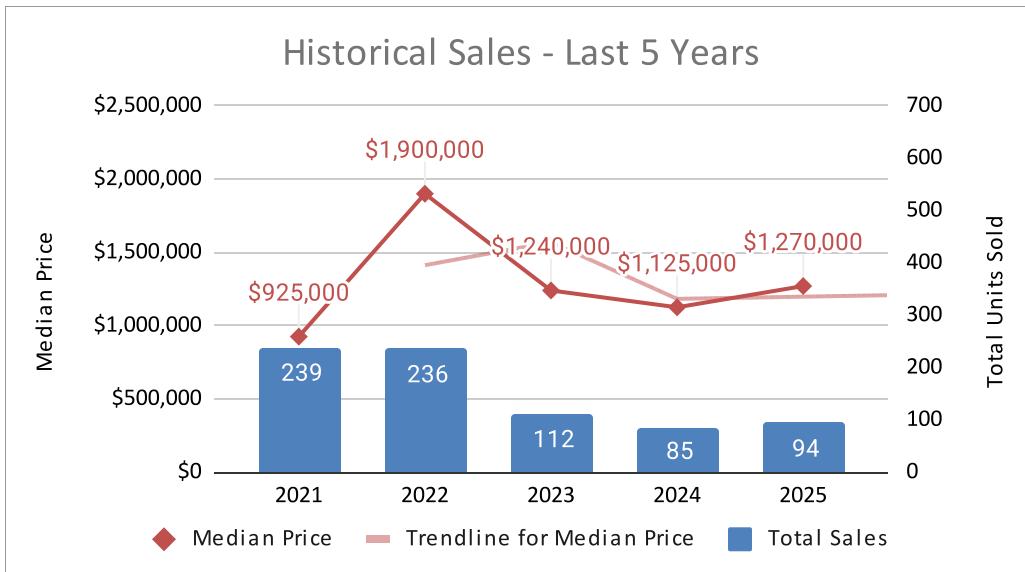
*This report includes all oceanfront condos in Fort Lauderdale Beach (excluding Galt Ocean Mile). NOTE: Median sales price in 2022 is inflated due to a high number of new construction sales.

ACTIVE OCEANFRONT CONDO LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
185	\$12,995,000	\$315,000	\$2,000,000	7.2	25.8

*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	8/10/2024 - 2/10/2025	8/10/2025 - 2/10/2026	CHANGE
Units Sold	31	43	38.7%
Median Sale Price	\$1,315,000	\$1,725,000	31.2%
Sq. Ft. Living	1,880	1,905	1.3%
Price per Sq.Ft.	\$793	\$799	0.8%
Sale Price vs. List Price	90%	93%	3.3%
Days on Market	97	97	0.0%

*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	\$770
% change	35.80%

MEDIAN PRICE	
2021	\$925,000
2022	\$1,900,000
2023	\$1,240,000
2024	\$1,125,000
2025	\$1,270,000
% change	37.30%



This report courtesy of:

By The Sea Realty

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