

# Local Market Watch

## Fort Lauderdale Ocean Access

### SINGLE FAMILY REPORT



Report Date:

2/10/2026

\*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
268	\$49,995,000	\$779,000	\$4,995,000	22.8	11.7

\*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	8/10/2024 - 2/10/2025	8/10/2025 - 2/10/2026	CHANGE
Units Sold	136	137	0.7%
Median Sale Price	\$2,075,000	\$2,150,000	3.6%
Sq. Ft. Living	2,341	2,391	2.1%
Price per Sq.Ft.	\$811	\$865	6.7%
Sale Price vs. List Price	93%	94%	1.1%
Days on Market	64	74	15.6%

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



PRICE PER SQ FT	
2021	\$584
2022	\$832
2023	\$775
2024	\$796
2025	\$869
% change	48.80%

  

MEDIAN PRICE	
2021	\$1,695,000
2022	\$2,487,500
2023	\$2,025,000
2024	\$1,950,000
2025	\$2,300,000
% change	35.69%



This report courtesy of:

By The Sea Realty

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