

Local Market Watch

Northeast Broward

OCEANFRONT CONDO REPORT



Report Date:

2/10/2026

*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
648	\$12,995,000	\$119,900	\$877,000	45.2	14.3

*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	243	271	11.5%
Median Sale Price	\$695,000	\$660,000	-5.0%
Sq. Ft. Living	1,455	1,552	6.7%
Price per Sq.Ft.	\$503	\$473	-6.0%
Sale Price vs. List Price	93%	94%	1.1%
Days on Market	76	80	5.3%

*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	\$467
% change	20.05%

MEDIAN PRICE	
2021	\$564,500
2022	\$750,000
2023	\$670,000
2024	\$666,500
2025	\$650,000
% change	15.15%



This report courtesy of:

By The Sea Realty

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