

Local Market Watch



Northeast Broward County

WATERFRONT SINGLE FAMILY REPORT

Report Date: **2/10/2026**

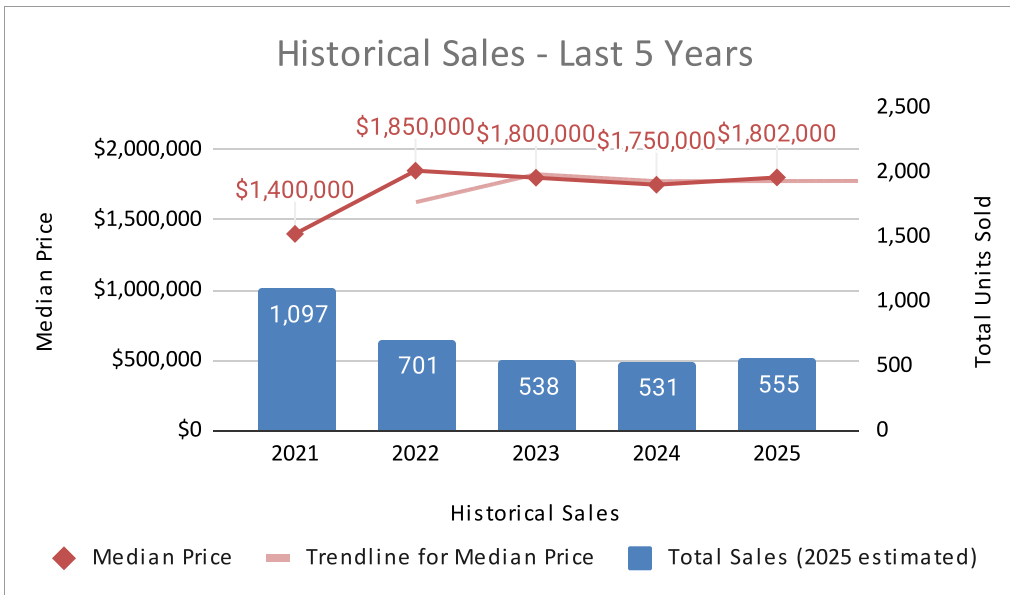
**This report includes waterfront property in the cities of Fort Lauderdale, Lauderdale-by-the-Sea, Pompano Beach, Lighthouse Point, Hillsboro Beach, Deerfield Beach and Wilton Manors that has ocean access by boat.*

| ACTIVE WATERFRONT SINGLE FAMILY LISTINGS | | | | INVENTORY SUMMARY | |
|--|--------------|-----------|--------------|-------------------|------------------|
| Listings | High Price | Low Price | Median Price | Sales/month | Months of Supply |
| 466 | \$49,995,000 | \$539,900 | \$3,695,000 | 43.3 | 10.8 |

**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 | 241 | 260 | 7.9% |
| Median Sale Price | \$1,790,000 | \$1,736,688 | -3.0% |
| Sq. Ft. Living | 2,288 | 2,158 | -5.7% |
| Price per Sq.Ft. | \$771 | \$768 | -0.4% |
| Sale Price vs. List Price | 93% | 93% | 0.0% |
| Days on Market | 64 | 69 | 7.8% |

**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 | \$771 |
| % change | 38.92% |
| MEDIAN PRICE | |
| 2021 | \$1,400,000 |
| 2022 | \$1,850,000 |
| 2023 | \$1,800,000 |
| 2024 | \$1,750,000 |
| 2025 | \$1,802,000 |
| % change | 28.71% |



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

