

# 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%



*This report courtesy of:*

**By The Sea Realty**

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