

# Local Market Watch

## Pompano Beach Ocean Access

### SINGLE FAMILY REPORT



Report Date:

2/10/2026

\*This report includes all single family waterfront homes with ocean access in the city of Pompano Beach

ACTIVE SINGLE FAMILY LISTINGS				INVENTORY SUMMARY	
Listings	High Price	Low Price	Median Price	Sales/month	Months of Supply
92	\$12,500,000	\$539,900	\$1,887,500	11.2	8.2

\*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	60	67	11.7%
Median Sale Price	\$1,468,750	\$1,315,000	-10.5%
Sq. Ft. Living	2,009	1,953	-2.8%
Price per Sq.Ft.	\$704	\$684	-2.8%
Sale Price vs. List Price	94%	94%	0.0%
Days on Market	68	69	1.5%

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



PRICE PER SQ FT	
2021	\$480
2022	\$675
2023	\$655
2024	\$737
2025	\$657
% change	36.88%

  

MEDIAN PRICE	
2021	\$949,000
2022	\$1,300,000
2023	\$1,300,000
2024	\$1,475,000
2025	\$1,265,000
% change	33.30%

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 Comparative Market Analysis  
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