INSTITUTE *for* LUXURY HOME MARKETING®
by Colibri Real Estate

JUNE
2026

# FT. LAUDERDALE FLORIDA

www.LuxuryHomeMarketing.com

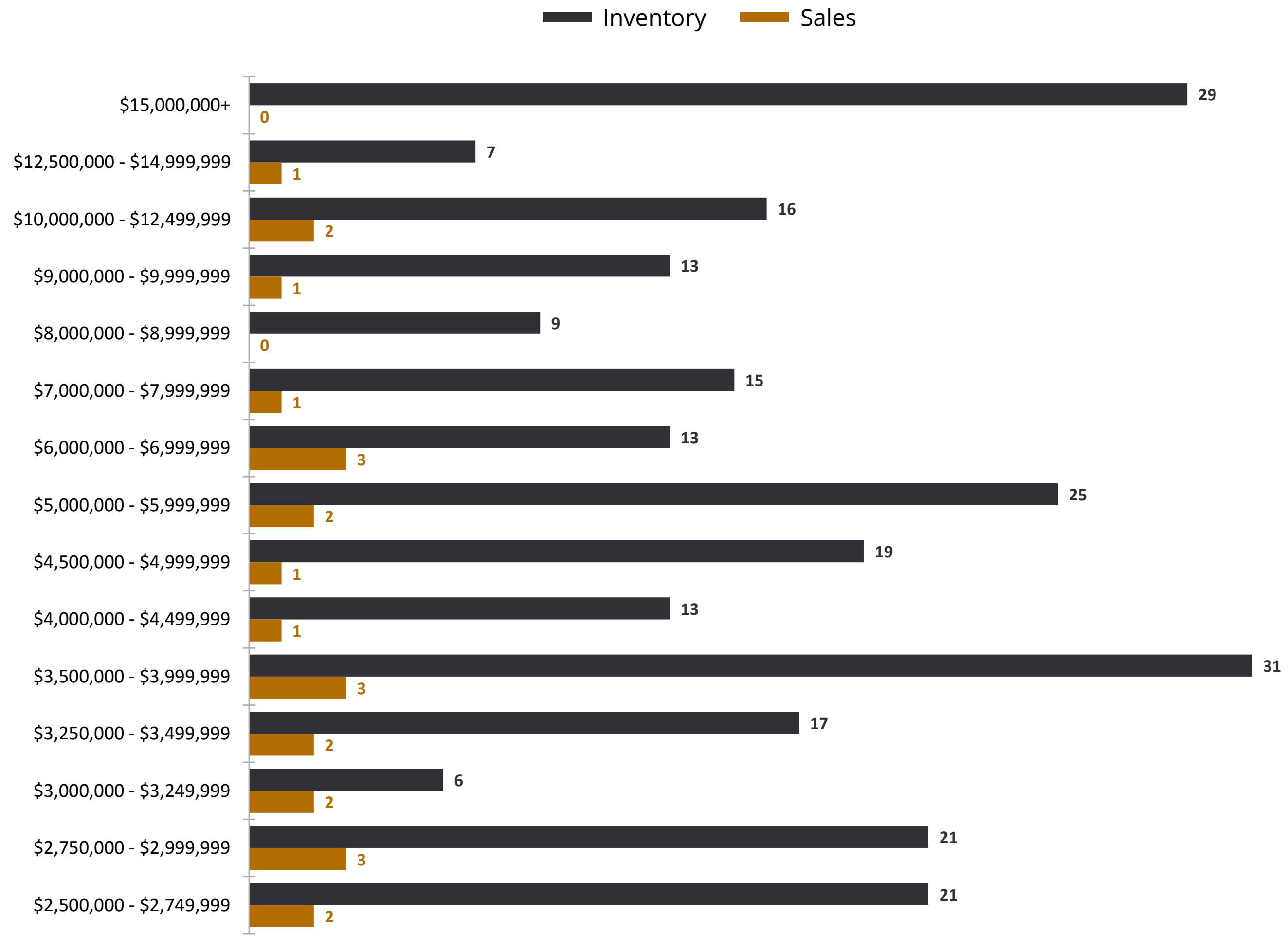
# FT. LAUDERDALE

SINGLE-FAMILY HOMES

*Luxury Benchmark Price*[1]: **$2,500,000**

## LUXURY INVENTORY VS. SALES | MAY 2026

| *Total Inventory:* **255** | *Total Sales:* **24** | *Total Sales Ratio*[2]: **9%** | **Buyer's Market** |
|---|---|---|---|




| Square Feet[3] -Range- | Price -Median Sold- | Beds -Median Sold- | Baths -Median Sold- | Sold -Total- | Inventory -Total- | Sales Ratio -Sold/Inventory- |
|---|---|---|---|---|---|---|
| 0 - 2,999 | $2,860,000 | 3 | 4 | **3** | **39** | **8%** |
| 3,000 - 3,999 | $3,245,000 | 4 | 5 | **6** | **67** | **9%** |
| 4,000 - 4,999 | $3,525,000 | 5 | 5 | **5** | **48** | **10%** |
| 5,000 - 5,999 | $4,650,000 | 8 | 6 | **1** | **26** | **4%** |
| 6,000 - 6,999 | $7,050,000 | 5 | 7 | **4** | **31** | **13%** |
| 7,000+ | $10,000,000 | 6 | 8 | **5** | **39** | **13%** |

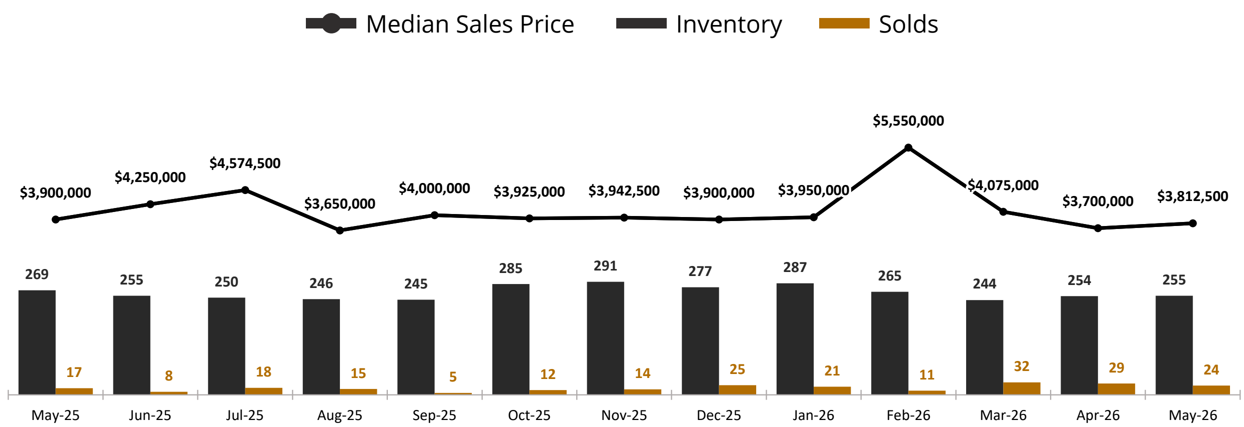
*[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.*

# FT. LAUDERDALE

SINGLE-FAMILY HOMES

*Luxury Benchmark Price*[1]*:* **$2,500,000**

## 13-MONTH LUXURY MARKET TREND[4]




## MEDIAN DATA REVIEW | MAY

### TOTAL INVENTORY

| May 2025 | May 2026 |
|---|---|
| 269 | 255 |

VARIANCE: **-5%**

### TOTAL SOLDS

| May 2025 | May 2026 |
|---|---|
| 17 | 24 |

VARIANCE: **41%**

### SALES PRICE

| May 2025 | May 2026 |
|---|---|
| $3.90m | $3.81m |

VARIANCE: **-2%**

### SALE PRICE PER SQFT.

| May 2025 | May 2026 |
|---|---|
| $1,256 | $942 |

VARIANCE: **-25%**

### SALE TO LIST PRICE RATIO

| May 2025 | May 2026 |
|---|---|
| 96.60% | 93.41% |

VARIANCE: **-3%**

### DAYS ON MARKET

| May 2025 | May 2026 |
|---|---|
| 21 | 137 |

VARIANCE: **552%**

## FT. LAUDERDALE MARKET SUMMARY | MAY 2026

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **93.41% of list price** in May 2026.
- The most active price band is **$3,000,000-$3,249,999**, where the sales ratio is **33%**.
- The median luxury sales price for single-family homes is **$3,812,500**.
- The median days on market for May 2026 was **137** days, up from **21** in May 2025.

[3]*Square foot table does not account for listings and solds where square foot data is not disclosed.*
[4]*Data reported includes Active and Sold properties and does not include Pending properties.*

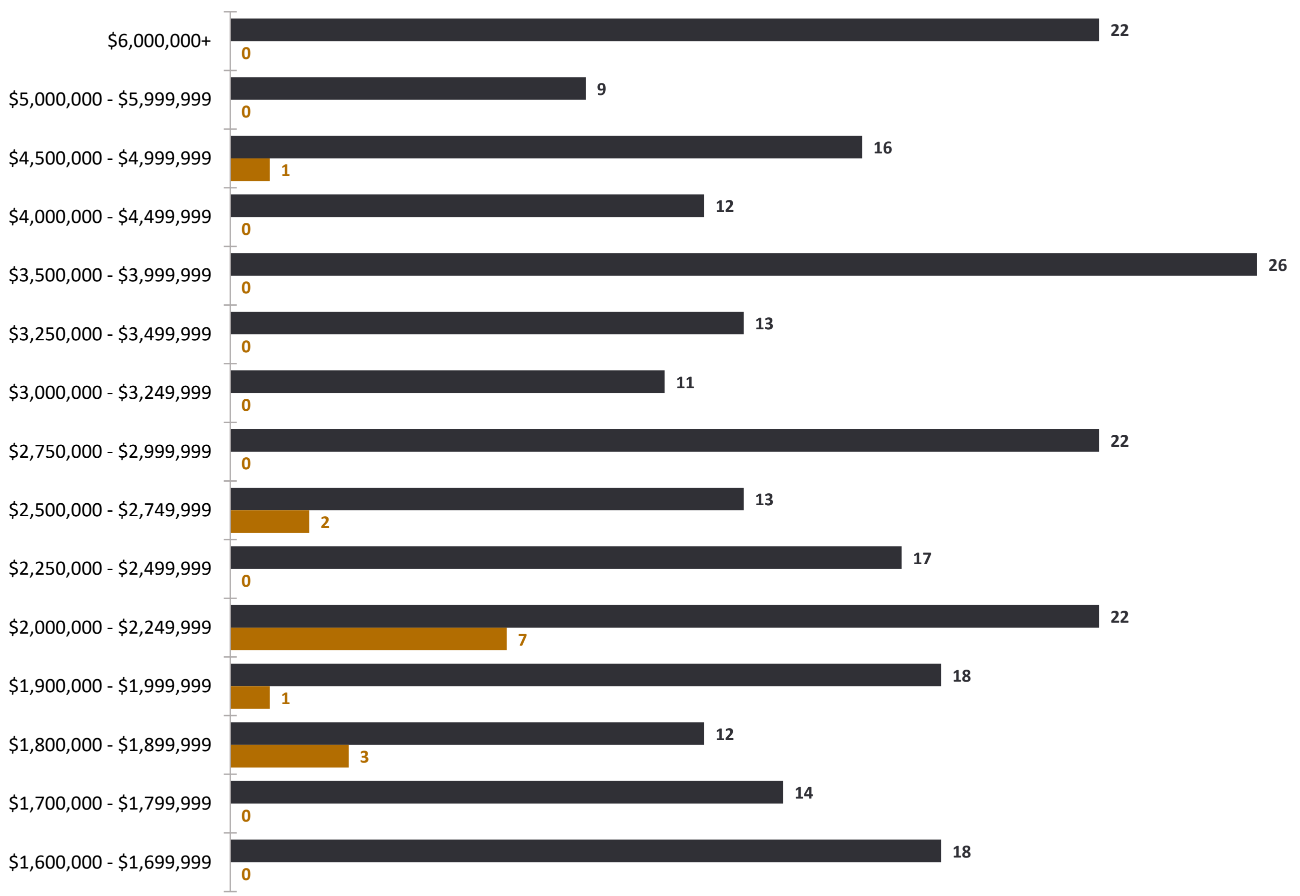
# FT. LAUDERDALE

## ATTACHED HOMES

*Luxury Benchmark Price*[1]: **$1,600,000**

## LUXURY INVENTORY VS. SALES | MAY 2026

*Total Inventory:* **245** | *Total Sales:* **14** | *Total Sales Ratio*[2]: **6%** | **Buyer's Market**




| Square Feet[3] -Range- | Price -Median Sold- | Beds -Median Sold- | Baths -Median Sold- | Sold -Total- | Inventory -Total- | Sales Ratio -Sold/Inventory- |
|---|---|---|---|---|---|---|
| 0 - 1,499 | NA | NA | NA | **0** | **7** | **0%** |
| 1,500 - 1,999 | $2,080,000 | 2 | 3 | **6** | **24** | **25%** |
| 2,000 - 2,499 | $2,154,500 | 3 | 3 | **3** | **56** | **5%** |
| 2,500 - 2,999 | $2,300,000 | 3 | 3 | **2** | **64** | **3%** |
| 3,000 - 3,499 | $2,198,000 | 4 | 4 | **2** | **41** | **5%** |
| 3,500+ | $4,500,000 | 3 | 4 | **1** | **45** | **2%** |

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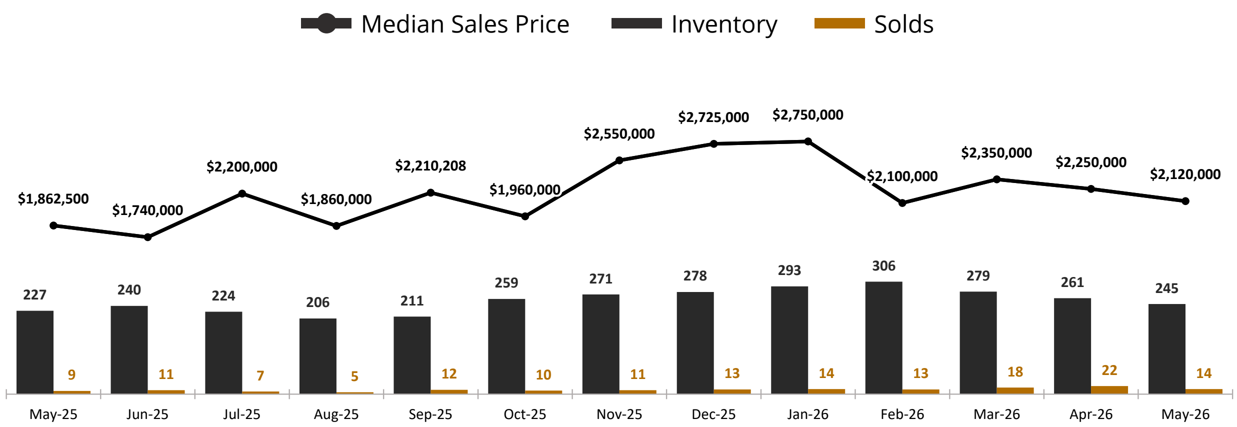
# FT. LAUDERDALE

ATTACHED HOMES

*Luxury Benchmark Price*[1]*:* **$1,600,000**

## 13-MONTH LUXURY MARKET TREND[4]




## MEDIAN DATA REVIEW | MAY

### TOTAL INVENTORY

| May 2025 | May 2026 |
|---|---|
| 227 | 245 |

VARIANCE: **8%**

### TOTAL SOLDS

| May 2025 | May 2026 |
|---|---|
| 9 | 14 |

VARIANCE: **56%**

### SALES PRICE

| May 2025 | May 2026 |
|---|---|
| $1.86m | $2.12m |

VARIANCE: **14%**

### SALE PRICE PER SQFT.

| May 2025 | May 2026 |
|---|---|
| $807 | $941 |

VARIANCE: **17%**

### SALE TO LIST PRICE RATIO

| May 2025 | May 2026 |
|---|---|
| 93.50% | 92.97% |

VARIANCE: **-1%**

### DAYS ON MARKET

| May 2025 | May 2026 |
|---|---|
| 56 | 74 |

VARIANCE: **32%**

## FT. LAUDERDALE MARKET SUMMARY | MAY 2026

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **92.97% of list price** in May 2026.
- The most active price band is **$2,000,000-$2,249,999**, where the sales ratio is **32%**.
- The median luxury sales price for attached homes is **$2,120,000**.
- The median days on market for May 2026 was **74** days, up from **56** in May 2025.

*[3]Square foot table does not account for listings and solds where square foot data is not disclosed.*
*[4]Data reported includes Active and Sold properties and does not include Pending properties.*