



FT. LAUDERDALE
FLORIDA

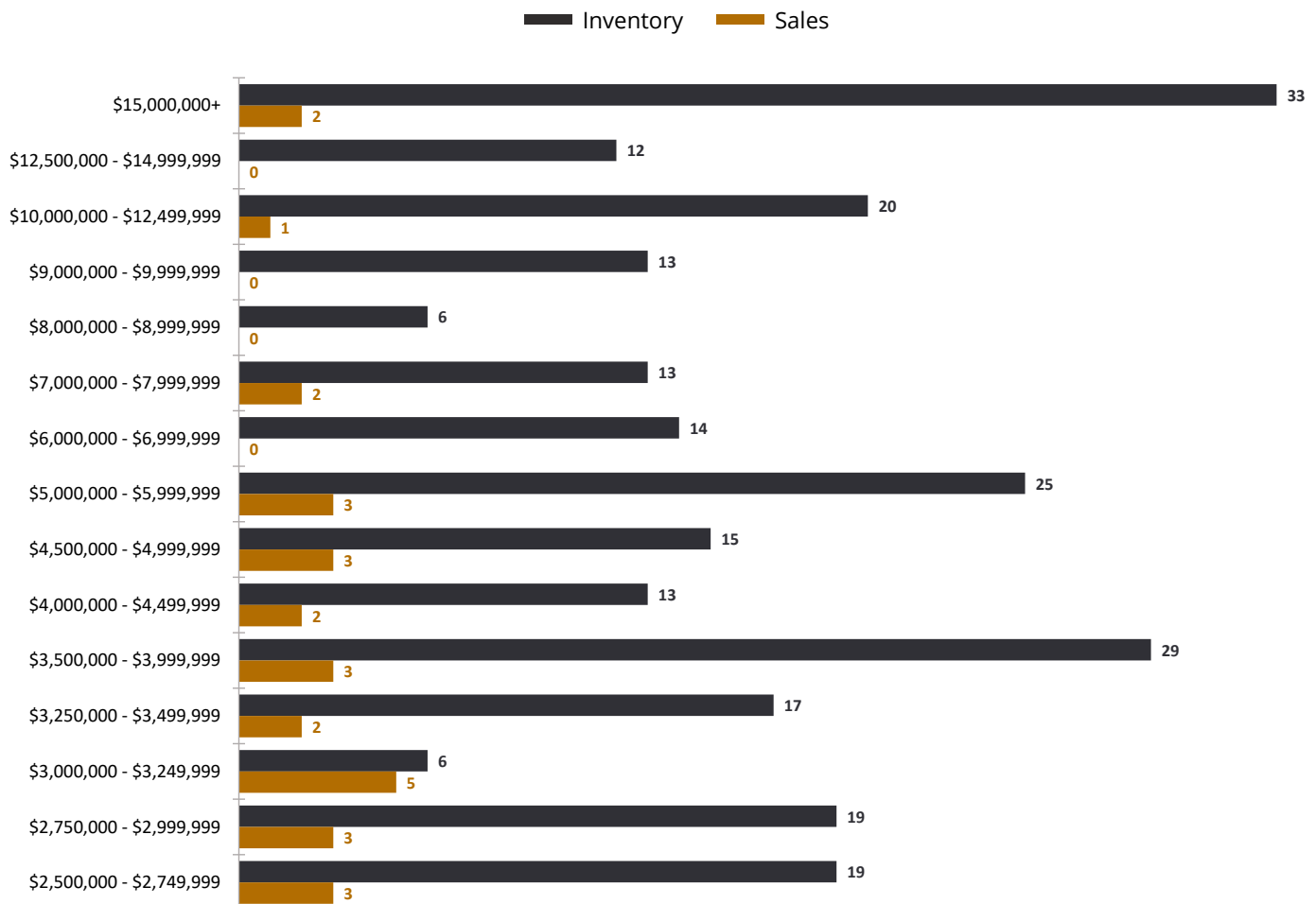
LUXURY INVENTORY VS. SALES | APRIL 2026

Total Inventory: **254**

Total Sales: **29**

Total Sales Ratio²: **11%**

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	\$3,037,500	3	3	6	38	16%
3,000 - 3,999	\$3,100,000	4	4	7	56	13%
4,000 - 4,999	\$4,273,750	5	6	12	56	21%
5,000 - 5,999	\$5,150,000	5	7	1	21	5%
6,000 - 6,999	NA	NA	NA	0	32	0%
7,000+	\$30,000,000	6	10	2	48	4%

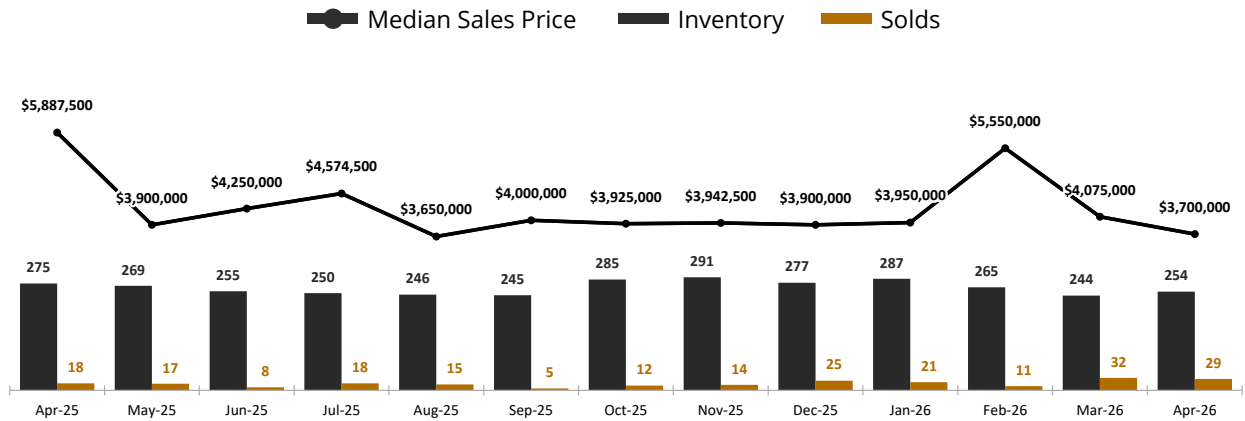
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$2,500,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2025 Apr. 2026
275 **254**

VARIANCE: **-8%**

TOTAL SOLDS

Apr. 2025 Apr. 2026
18 **29**

VARIANCE: **61%**

SALES PRICE

Apr. 2025 Apr. 2026
\$5.89m **\$3.70m**

VARIANCE: **-37%**

SALE PRICE PER SQFT.

Apr. 2025 Apr. 2026
\$1,314 **\$1,075**

VARIANCE: **-18%**

SALE TO LIST PRICE RATIO

Apr. 2025 Apr. 2026
92.05% **93.49%**

VARIANCE: **2%**

DAYS ON MARKET

Apr. 2025 Apr. 2026
133 **74**

VARIANCE: **-44%**

FT. LAUDERDALE MARKET SUMMARY | APRIL 2026

- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **93.49% of list price** in April 2026.
- The most active price band is **\$3,000,000-\$3,249,999**, where the sales ratio is **83%**.
- The median luxury sales price for single-family homes is **\$3,700,000**.
- The median days on market for April 2026 was **74** days, down from **133** in April 2025.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.

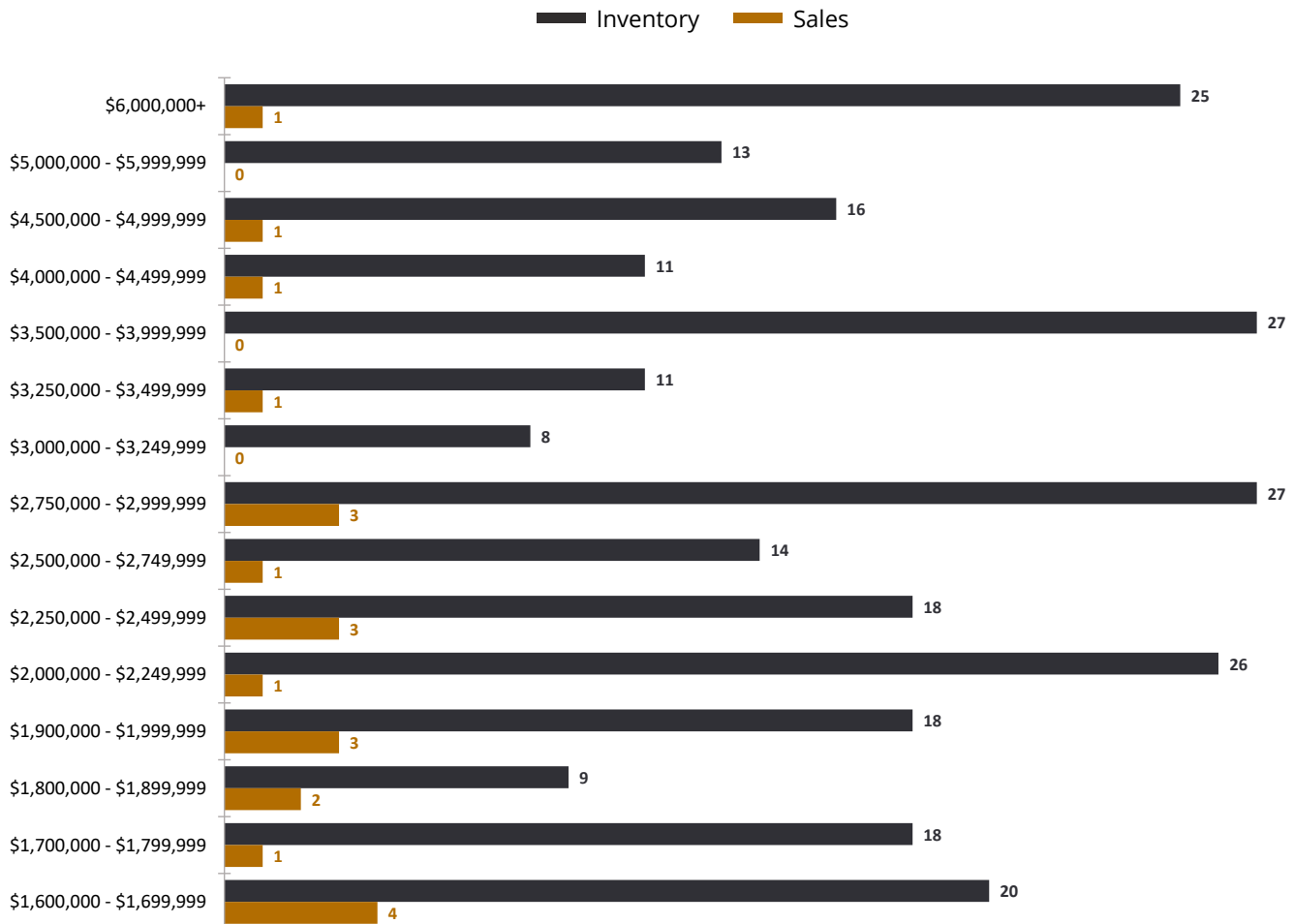
LUXURY INVENTORY VS. SALES | APRIL 2026

Total Inventory: **261**

Total Sales: **22**

Total Sales Ratio²: **8%**

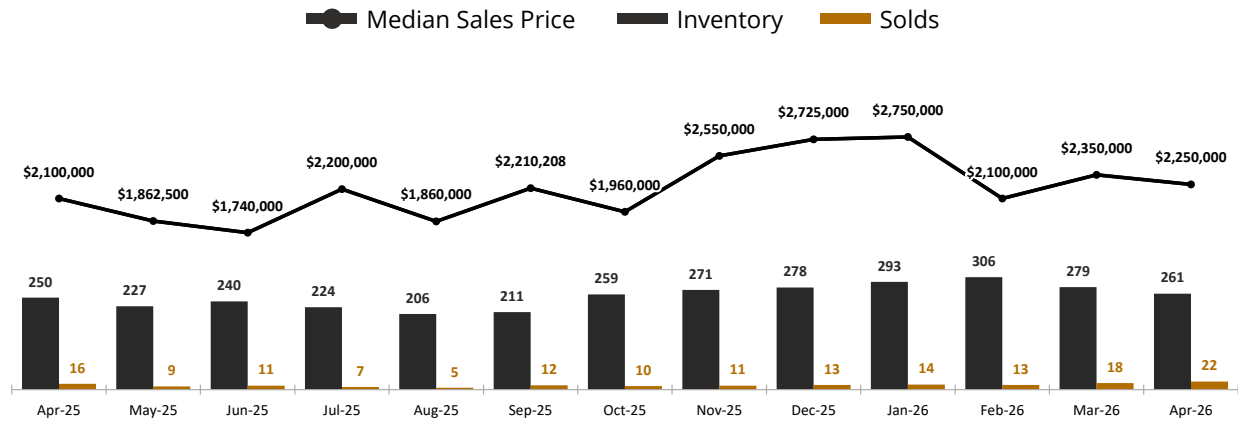
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,625,000	2	3	1	6	17%
1,500 - 1,999	\$1,975,000	2	3	5	29	17%
2,000 - 2,499	\$1,950,000	3	3	1	62	2%
2,500 - 2,999	\$2,718,750	3	4	6	62	10%
3,000 - 3,499	\$2,300,000	3	4	5	46	11%
3,500+	\$4,350,000	4	5	4	49	8%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales 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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2025 Apr. 2026
250 **261**

VARIANCE: **4%**

TOTAL SOLDS

Apr. 2025 Apr. 2026
16 **22**

VARIANCE: **38%**

SALES PRICE

Apr. 2025 Apr. 2026
\$2.10m **\$2.25m**

VARIANCE: **7%**

SALE PRICE PER SQFT.

Apr. 2025 Apr. 2026
\$885 **\$949**

VARIANCE: **7%**

SALE TO LIST PRICE RATIO

Apr. 2025 Apr. 2026
91.87% **92.70%**

VARIANCE: **1%**

DAYS ON MARKET

Apr. 2025 Apr. 2026
84 **68**

VARIANCE: **-19%**

FT. LAUDERDALE MARKET SUMMARY | APRIL 2026

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **92.70% of list price** in April 2026.
- The most active price band is **\$1,800,000-\$1,899,999**, where the sales ratio is **22%**.
- The median luxury sales price for attached homes is **\$2,250,000**.
- The median days on market for April 2026 was **68** days, down from **84** in April 2025.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.