

FT. LAUDERDALE
FLORIDA

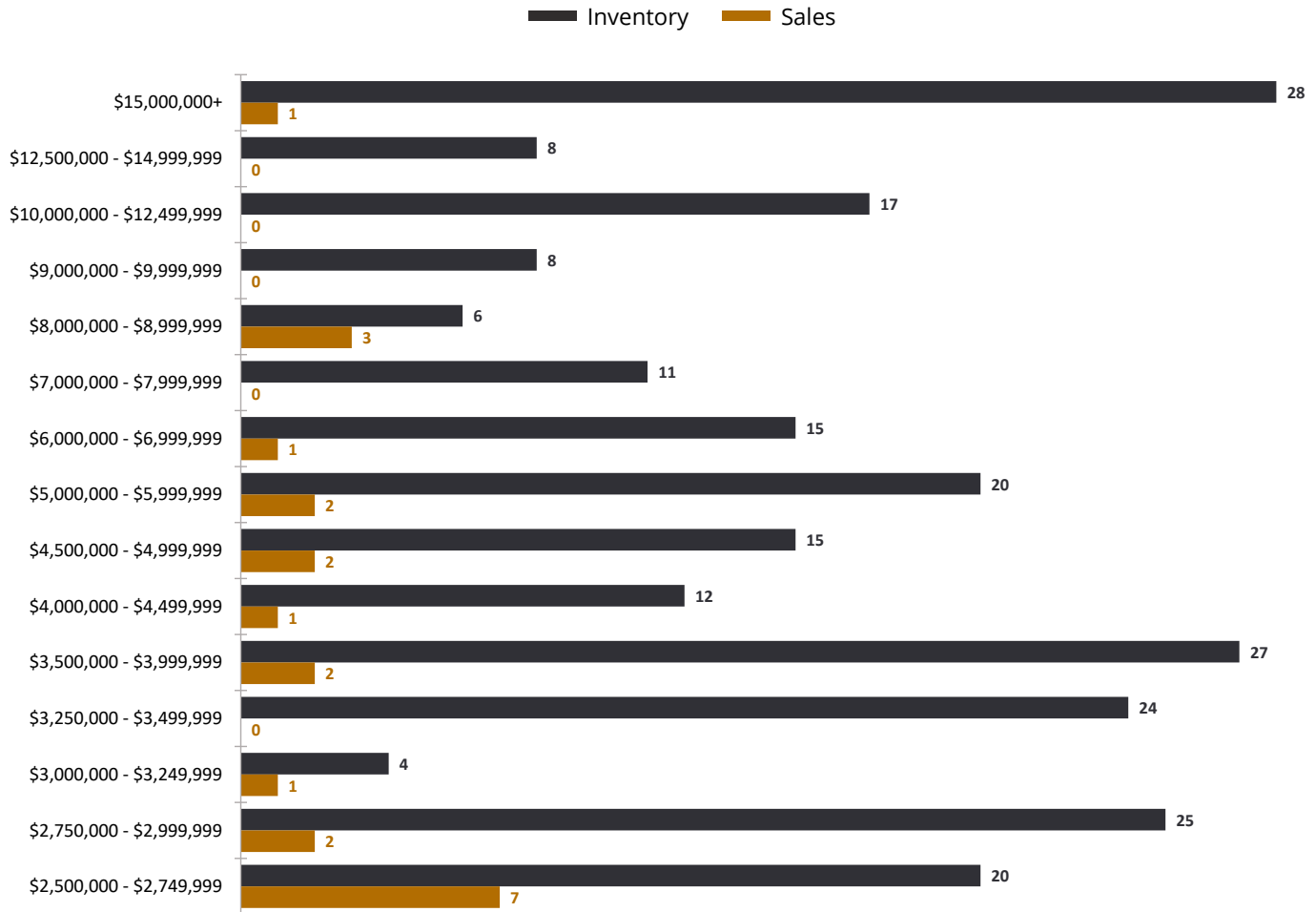
LUXURY INVENTORY VS. SALES | AUGUST 2026

Total Inventory: **240**

Total Sales: **22**

Total Sales Ratio²: **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	\$2,950,000	4	3	3	30	10%
3,000 - 3,999	\$2,690,000	4	5	11	60	18%
4,000 - 4,999	\$5,778,750	6	6	2	45	4%
5,000 - 5,999	\$4,995,500	5	7	2	28	7%
6,000 - 6,999	\$8,500,000	6	7	3	28	11%
7,000+	\$16,000,000	8	8	1	39	3%

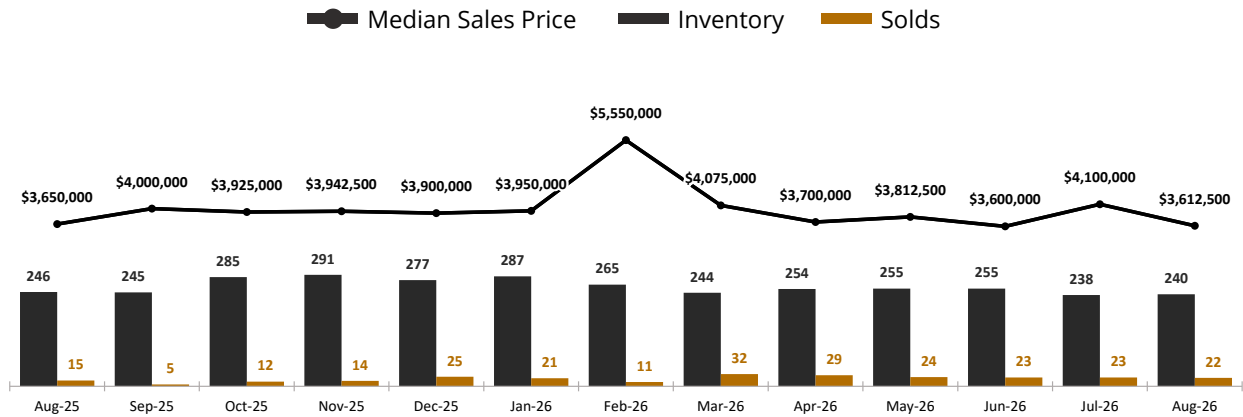
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2025 Aug. 2026
246 **240**

VARIANCE: **-2%**

TOTAL SOLDs

Aug. 2025 Aug. 2026
15 **22**

VARIANCE: **47%**

SALES PRICE

Aug. 2025 Aug. 2026
\$3.65m **\$3.61m**

VARIANCE: **-1%**

SALE PRICE PER SQFT.

Aug. 2025 Aug. 2026
\$939 **\$994**

VARIANCE: **6%**

SALE TO LIST PRICE RATIO

Aug. 2025 Aug. 2026
92.63% **94.61%**

VARIANCE: **2%**

DAYS ON MARKET

Aug. 2025 Aug. 2026
84 **95**

VARIANCE: **13%**

FT. LAUDERDALE MARKET SUMMARY | AUGUST 2026

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **94.61% of list price** in August 2026.
- The most active price band is **\$8,000,000-\$8,999,999**, where the sales ratio is **50%**.
- The median luxury sales price for single-family homes is **\$3,612,500**.
- The median days on market for August 2026 was **95** days, up from **84** in August 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.

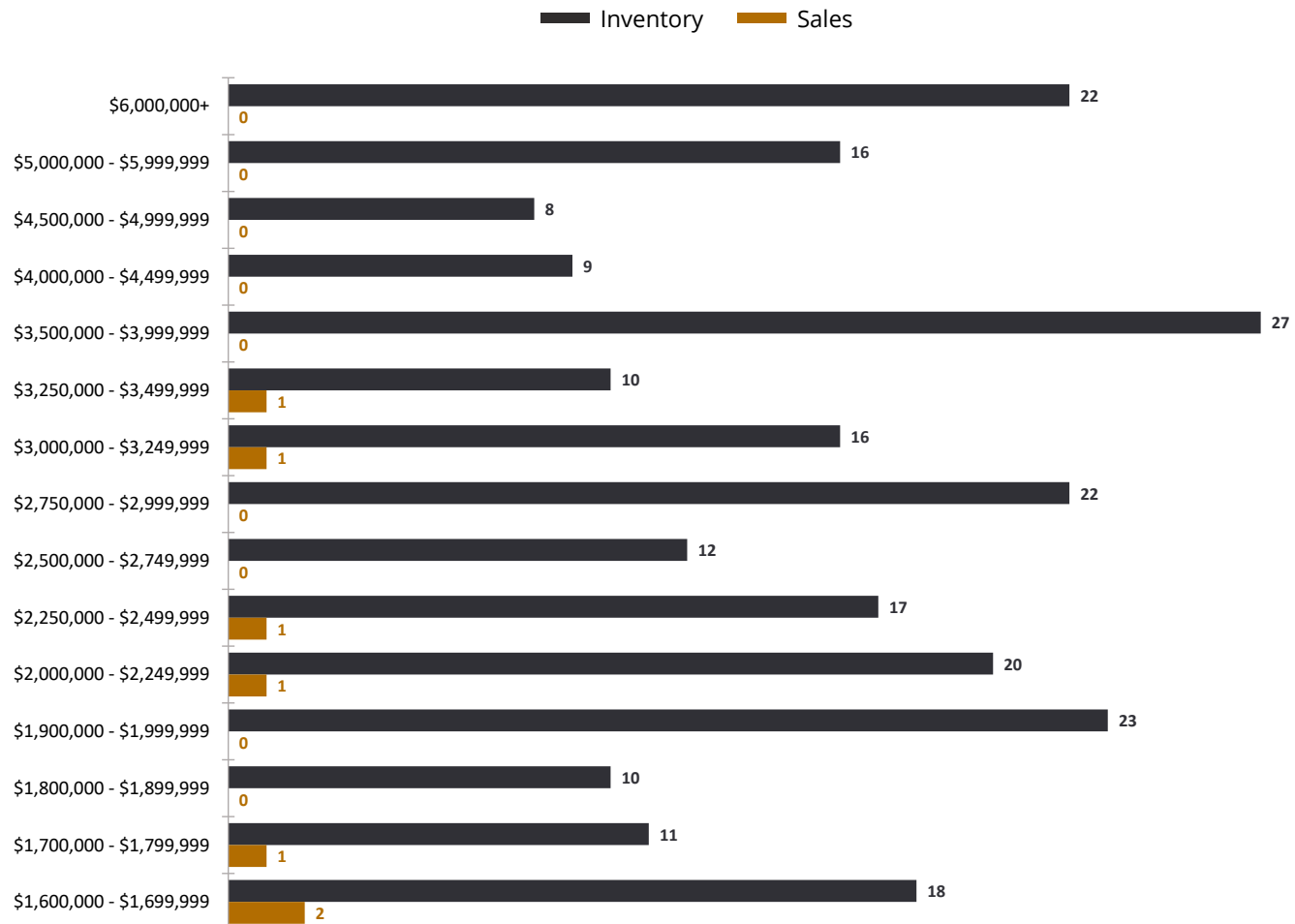
LUXURY INVENTORY VS. SALES | AUGUST 2026

Total Inventory: **241**

Total Sales: **7**

Total Sales Ratio²: **3%**

Buyer's Market



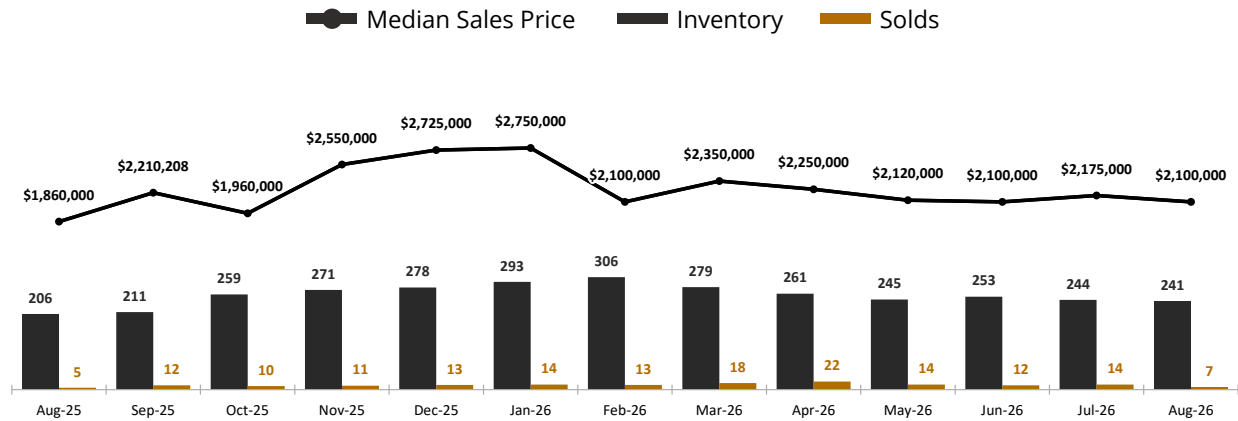
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	10	0%
1,500 - 1,999	\$2,050,000	2	3	2	26	8%
2,000 - 2,499	NA	NA	NA	0	60	0%
2,500 - 2,999	\$1,700,000	3	4	3	55	5%
3,000 - 3,499	\$2,600,000	4	4	2	37	5%
3,500+	NA	NA	NA	0	45	0%

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

ATTACHED HOMES
Luxury Benchmark Price¹: **\$1,600,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2025: **206**
Aug. 2026: **241**

VARIANCE: **17%**

TOTAL SOLDs

Aug. 2025: **5**
Aug. 2026: **7**

VARIANCE: **40%**

SALES PRICE

Aug. 2025: **\$1.86m**
Aug. 2026: **\$2.10m**

VARIANCE: **13%**

SALE PRICE PER SQFT.

Aug. 2025: **\$801**
Aug. 2026: **\$935**

VARIANCE: **17%**

SALE TO LIST PRICE RATIO

Aug. 2025: **94.71%**
Aug. 2026: **94.27%**

VARIANCE: **0%**

DAYS ON MARKET

Aug. 2025: **86**
Aug. 2026: **112**

VARIANCE: **30%**

FT. LAUDERDALE MARKET SUMMARY | AUGUST 2026

- The attached luxury market is a **Buyer's Market** with a **3% Sales Ratio**.
- Homes sold for a median of **94.27% of list price** in August 2026.
- The most active price band is **\$1,600,000-\$1,699,999**, where the sales ratio is **11%**.
- The median luxury sales price for attached homes is **\$2,100,000**.
- The median days on market for August 2026 was **112** days, up from **86** in August 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.