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

AUGUST
2026

FT. LAUDERDALE
FLORIDA

www.LuxuryHomeMarketing.com

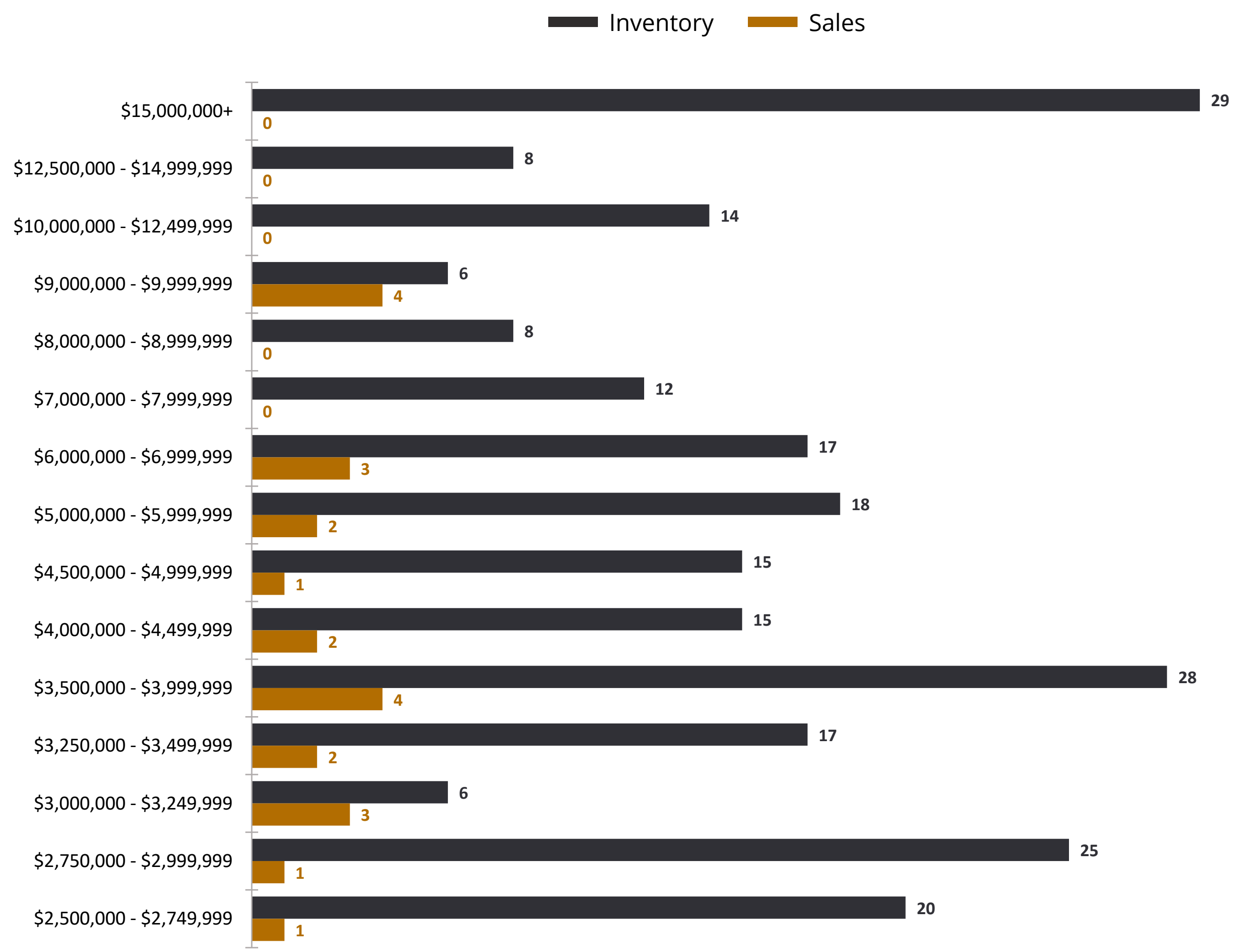
FT. LAUDERDALE

SINGLE-FAMILY HOMES

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

LUXURY INVENTORY VS. SALES | JULY 2026

Total Inventory: **238** | *Total Sales:* **23** | *Total Sales Ratio*[2]*:* **10%** | **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	$2,850,000	4	3	**3**	**34**	**9%**
3,000 - 3,999	$3,525,000	4	5	**10**	**56**	**18%**
4,000 - 4,999	$6,150,000	5	6	**4**	**47**	**9%**
5,000 - 5,999	$7,625,000	5	6	**2**	**27**	**7%**
6,000 - 6,999	$9,500,000	6	7	**4**	**29**	**14%**
7,000+	NA	NA	NA	**0**	**38**	**0%**

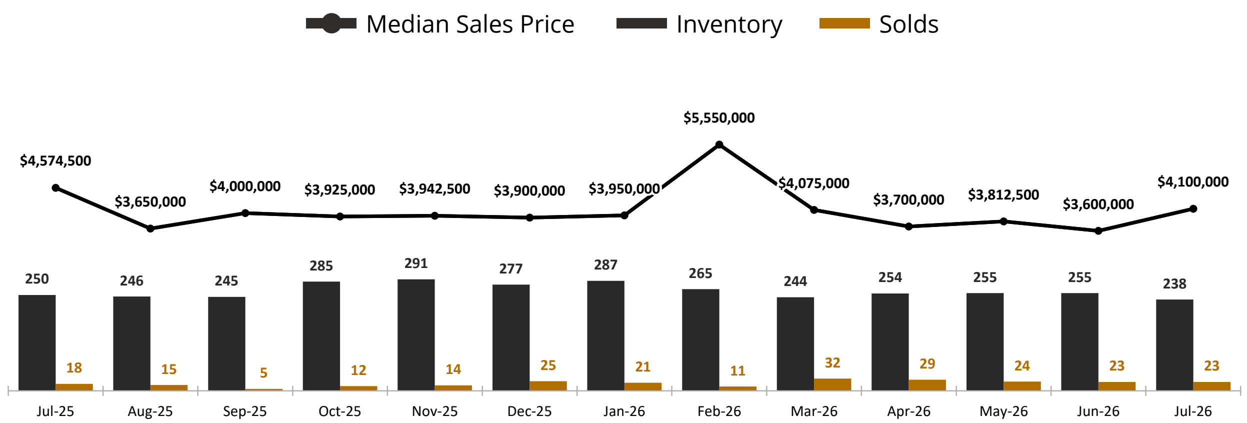
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2025	Jul. 2026
250	238

VARIANCE: **-5%**

TOTAL SOLDS

Jul. 2025	Jul. 2026
18	23

VARIANCE: **28%**

SALES PRICE

Jul. 2025	Jul. 2026
$4.57m	$4.10m

VARIANCE: **-10%**

SALE PRICE PER SQFT.

Jul. 2025	Jul. 2026
$1,110	$1,103

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Jul. 2025	Jul. 2026
95.42%	93.90%

VARIANCE: **-2%**

DAYS ON MARKET

Jul. 2025	Jul. 2026
95	120

VARIANCE: **26%**

FT. LAUDERDALE MARKET SUMMARY | JULY 2026

- The single-family luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **93.90% of list price** in July 2026.
- The most active price band is **$9,000,000-$9,999,999**, where the sales ratio is **67%**.
- The median luxury sales price for single-family homes is **$4,100,000**.
- The median days on market for July 2026 was **120** days, up from **95** in July 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.

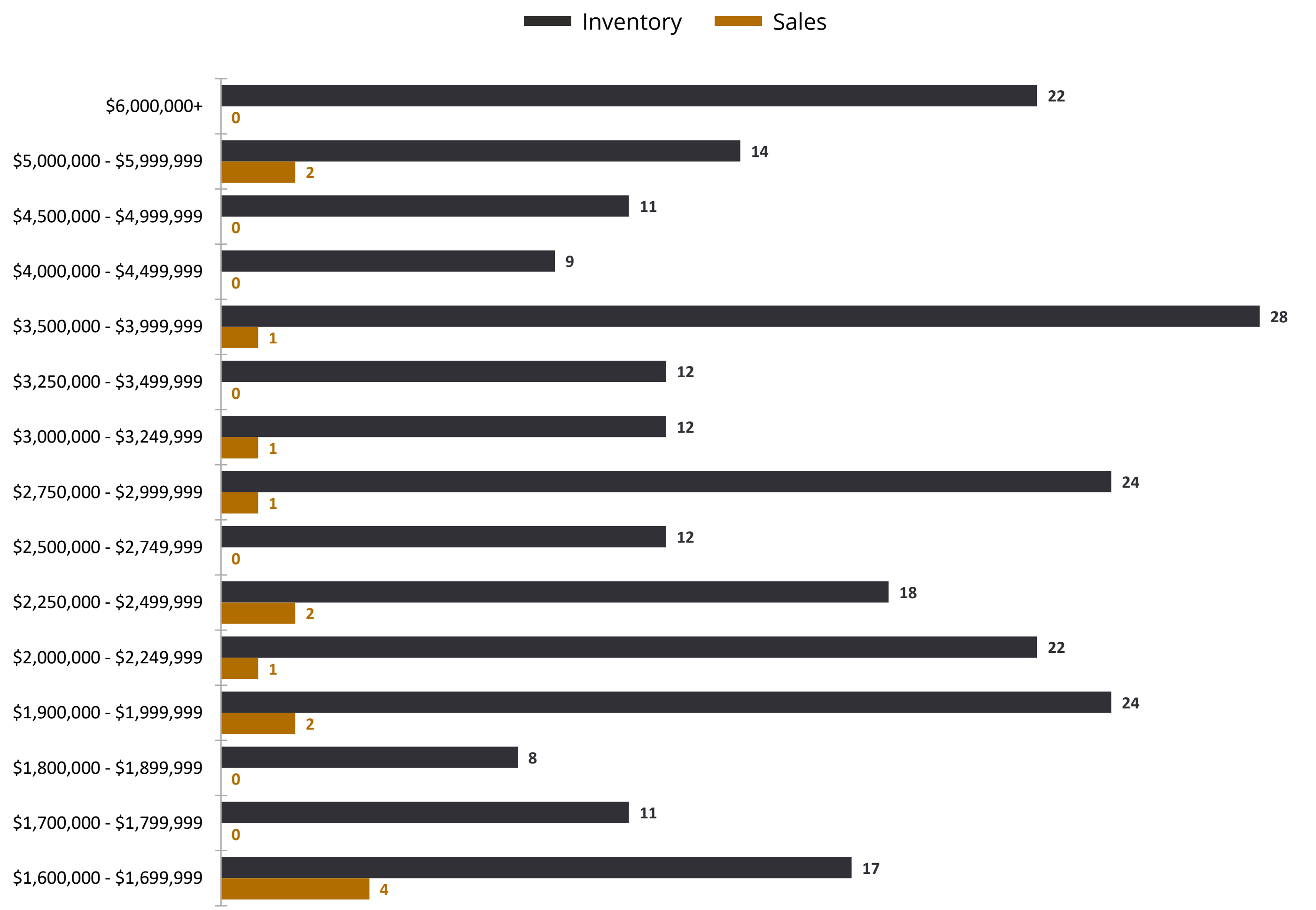
FT. LAUDERDALE

ATTACHED HOMES

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

LUXURY INVENTORY VS. SALES | JULY 2026

Total Inventory: **244**	*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**	**10**	**0%**
1,500 - 1,999	$1,775,000	2	3	**4**	**24**	**17%**
2,000 - 2,499	$2,250,000	3	4	**1**	**65**	**2%**
2,500 - 2,999	$2,313,750	4	4	**4**	**56**	**7%**
3,000 - 3,499	$2,500,000	4	5	**2**	**37**	**5%**
3,500+	$5,055,000	3	4	**3**	**45**	**7%**

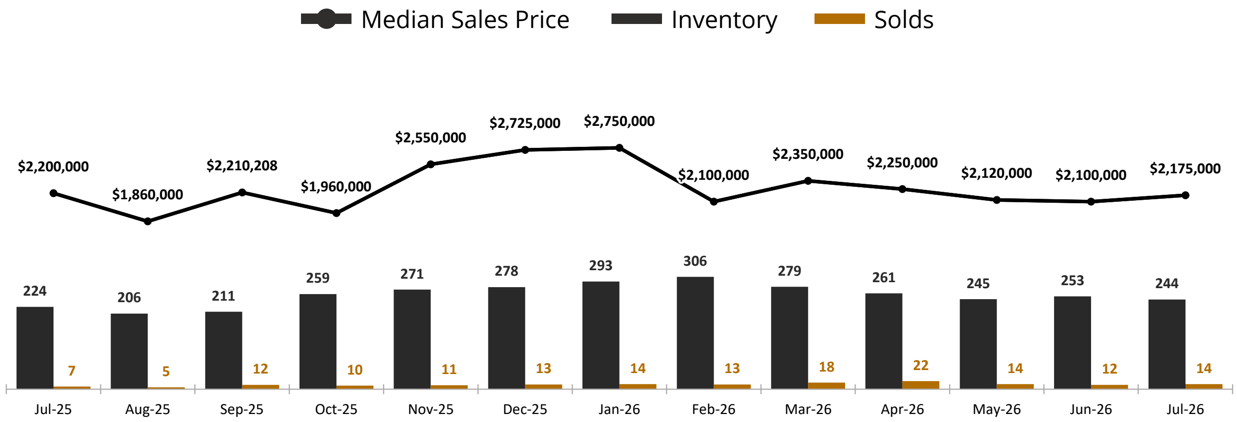
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

ATTACHED HOMES

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

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | JULY

	Jul. 2025	Jul. 2026	Variance
TOTAL INVENTORY	224	244	9%
TOTAL SOLDS	7	14	100%
SALES PRICE	$2.20m	$2.18m	-1%
SALE PRICE PER SQFT.	$857	$943	10%
SALE TO LIST PRICE RATIO	91.48%	94.12%	3%
DAYS ON MARKET	107	124	16%

FT. LAUDERDALE MARKET SUMMARY | JULY 2026

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **94.12% of list price** in July 2026.
- The most active price band is **$1,600,000-$1,699,999**, where the sales ratio is **24%**.
- The median luxury sales price for attached homes is **$2,175,000**.
- The median days on market for July 2026 was **124** days, up from **107** in July 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.