

# Elliman Report

**Q3-2021** Fort Lauderdale, FL Sales

“Listing inventory declined sharply, restraining sales levels and maintaining upward price pressure.”

Ft. Lauderdale Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$561,662	6.9%	\$525,480	24.9%	\$449,533
Average Price Per Sq Ft	\$390	-2.3%	\$399	27.9%	\$305
Median Sales Price	\$373,070	11.4%	\$335,000	11.4%	\$335,000
Number of Sales (Closed)	793	-17.4%	960	45.0%	547
Days on Market (From Last List Date)	82	-16.3%	98	-23.4%	107
Ft. Lauderdale Single Family Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$1,170,449	-4.6%	\$1,227,328	50.8%	\$776,220
Average Price Per Sq Ft	\$542	1.7%	\$533	43.4%	\$378
Median Sales Price	\$545,000	-10.1%	\$606,000	9.0%	\$500,000
Number of Sales (Closed)	610	-21.0%	772	2.2%	597
Days on Market (From Last List Date)	43	-32.8%	64	-45.6%	79
Luxury Condo Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$1,934,100	3.9%	\$1,861,082	39.9%	\$1,382,857
Average Price Per Sq Ft	\$685	-1.2%	\$693	34.6%	\$509
Median Sales Price	\$1,562,500	0.7%	\$1,551,000	35.3%	\$1,155,000
Number of Sales (Closed)	80	-17.5%	97	45.5%	55
Days on Market (From Last List Date)	123	-3.9%	128	-18.5%	151
Luxury Single Family Matrix	Q3-2021	%Δ (QTR)	Q2-2021	%Δ (YR)	Q3-2020
Average Sales Price	\$5,324,129	-4.7%	\$5,589,297	93.1%	\$2,756,933
Average Price Per Sq Ft	\$924	-3.3%	\$956	59.3%	\$580
Median Sales Price	\$4,150,000	-1.1%	\$4,197,500	82.4%	\$2,275,000
Number of Sales (Closed)	63	-19.2%	78	5.0%	60
Days on Market (From Last List Date)	112	-28.7%	157	-29.1%	158

Single family median sales price rose by 9% to \$545,000 over the same period and 49.3% above the same period two years ago. Condo sales surged by 45% year over year to 793, the second-highest total on record. Condo listing inventory plunged 59.2% year over year to 627, resulting in a fast market pace.