

Elliman Report

Q4-2023 Fort Lauderdale, FL Sales

“Price trend indicators rose across the region.”

Ft. Lauderdale Single Family Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$1,117,279	-11.1%	\$1,256,578	4.2%	\$1,072,052
Average Price Per Sq Ft	\$602	-6.7%	\$645	5.2%	\$572
Median Sales Price	\$570,000	3.6%	\$550,000	5.6%	\$540,000
Number of Sales (Closed)	377	-14.1%	439	9.6%	344
Days on Market (From Last List Date)	55	1.9%	54	0.0%	55
Ft. Lauderdale Condo Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$779,592	31.9%	\$590,834	23.3%	\$632,480
Average Price Per Sq Ft	\$536	18.3%	\$453	11.9%	\$479
Median Sales Price	\$485,000	9.0%	\$445,000	21.3%	\$400,000
Number of Sales (Closed)	370	-17.6%	449	-9.5%	409
Days on Market (From Last List Date)	75	27.1%	59	53.1%	49
Luxury Single Family Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$4,997,403	-17.2%	\$6,036,795	8.5%	\$4,606,964
Average Price Per Sq Ft	\$1,098	-10.1%	\$1,222	1.0%	\$1,087
Median Sales Price	\$3,550,000	-17.2%	\$4,287,500	6.8%	\$3,325,000
Number of Sales (Closed)	38	-13.6%	44	8.6%	35
Days on Market (From Last List Date)	130	2.4%	127	46.1%	89
Luxury Condo Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	\$2,939,892	69.8%	\$1,731,599	29.8%	\$2,265,000
Average Price Per Sq Ft	\$1,028	42.6%	\$721	17.8%	\$873
Median Sales Price	\$2,500,000	56.3%	\$1,600,000	29.9%	\$1,925,000
Number of Sales (Closed)	38	-15.6%	45	-7.3%	41
Days on Market (From Last List Date)	137	140.4%	57	69.1%	81

Condo median sales price rose by 21.3% to \$485,000, the highest on record. Condo listing inventory has been expanding for five consecutive quarters, up 67.6% annually to 1,140. The condo luxury market, representing the top ten percent of all condo sales, started at \$1,525,000 as the median sales price surged 29.9% to \$2,500,000 year over year. Condo luxury listing inventory increased annually by 36.1% to 200.