

Elliman Report

Q2-2023 Fort Lauderdale, FL Sales

“Median sales price rose annually
for single families and condos.”

Ft. Lauderdale Single Family Matrix	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$1,246,986	5.5%	\$1,181,958	-7.3%	\$1,345,810
Average Price Per Sq Ft	\$618	0.5%	\$615	-2.2%	\$632
Median Sales Price	\$676,750	16.7%	\$580,000	4.1%	\$650,000
Number of Sales (Closed)	446	15.8%	385	-24.7%	592
Days on Market (From Last List Date)	64	3.2%	62	106.5%	31
Ft. Lauderdale Condo Matrix	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$705,137	-0.8%	\$710,890	-12.7%	\$808,017
Average Price Per Sq Ft	\$513	-1.2%	\$519	-10.8%	\$575
Median Sales Price	\$464,950	9.4%	\$425,000	6.9%	\$435,000
Number of Sales (Closed)	590	28.0%	461	-26.3%	800
Days on Market (From Last List Date)	54	-15.6%	64	14.9%	47
Luxury Single Family Matrix (Top 10% of Sales)	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$5,205,096	-4.3%	\$5,439,615	-12.9%	\$5,978,318
Average Price Per Sq Ft	\$1,072	-5.4%	\$1,133	-0.1%	\$1,073
Median Sales Price	\$3,985,000	13.9%	\$3,500,000	-14.8%	\$4,677,500
Number of Sales (Closed)	45	15.4%	39	-25.0%	60
Days on Market (From Last List Date)	106	14.0%	93	63.1%	65
Luxury Condo Matrix (Top 10% of Sales)	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$2,364,975	-6.2%	\$2,521,376	-31.8%	\$3,469,767
Average Price Per Sq Ft	\$912	-7.1%	\$982	-28.0%	\$1,267
Median Sales Price	\$1,850,000	-9.8%	\$2,050,000	-33.8%	\$2,795,000
Number of Sales (Closed)	61	29.8%	47	-24.7%	81
Days on Market (From Last List Date)	65	-35.0%	100	-53.9%	141

The median sales price of the single family market rose 4.1% yearly to \$676,750 and was 75.8% higher than pre-pandemic levels. Single family sales fell 24.7% annually to 446 due to chronically low listing inventory and mortgage rate spike over the past year. Listing inventory annually for single families jumped by 14% to 563.