

Elliman Report

Q2-2021 Fort Lauderdale, FL Sales

“The market continued to see record highs for prices and sales volume, as well as record lows for listing inventory.”

Ft. Lauderdale Condo Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$525,480	-8.5%	\$574,031	5.5%	\$498,088
Average Price Per Sq Ft	\$399	5.8%	\$377	24.3%	\$321
Median Sales Price	\$335,000	-14.1%	\$390,000	6.3%	\$315,000
Number of Sales (Closed)	960	22.0%	787	183.2%	339
Days on Market (From Last List Date)	98	-3.0%	101	-8.4%	107
Ft. Lauderdale Single Family Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$1,227,328	20.7%	\$1,016,447	54.6%	\$793,714
Average Price Per Sq Ft	\$533	14.6%	\$465	43.7%	\$371
Median Sales Price	\$606,000	15.4%	\$525,000	57.4%	\$385,000
Number of Sales (Closed)	772	12.2%	688	127.1%	340
Days on Market (From Last List Date)	64	-15.8%	76	-29.7%	91
Luxury Condo Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$1,861,082	-7.0%	\$2,000,487	2.4%	\$1,817,567
Average Price Per Sq Ft	\$693	1.2%	\$685	18.1%	\$587
Median Sales Price	\$1,551,000	-11.4%	\$1,750,000	21.0%	\$1,282,330
Number of Sales (Closed)	97	22.8%	79	162.2%	37
Days on Market (From Last List Date)	128	-5.9%	136	-37.6%	205
Luxury Single Family Matrix	Q2-2021	%Δ (QTR)	Q1-2021	%Δ (YR)	Q2-2020
Average Sales Price	\$5,589,297	26.8%	\$4,408,832	68.9%	\$3,309,442
Average Price Per Sq Ft	\$956	21.9%	\$784	60.4%	\$596
Median Sales Price	\$4,197,500	35.4%	\$3,100,000	67.9%	\$2,500,000
Number of Sales (Closed)	78	9.9%	71	122.9%	35
Days on Market (From Last List Date)	157	-13.3%	181	-38.7%	256

In the Fort Lauderdale market, condo sales surged 183.2% to a record of 960 from the year-ago quarter as listing inventory plunged 53.1% to a record low of 690 over the same period. The luxury single family market, representing the top ten percent of all single family sales, began at \$2,800,000 with a record median sales price of \$4,197,500 and a record average sales price of \$5,589,297.