Elliman Report

Q4-2023 Pompano Beach, FL Sales

"Condo prices in the overall and
luxury markets reached new highs."

Pompano Beach Single Family Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	$712,161	9.0%	$653,248	33.1%	$535,232
Average Price per Sq Ft	$456	9.4%	$417	26.0%	$362
Median Sales Price	$450,500	-2.1%	$460,000	8.8%	$414,000
Number of Sales (Closed)	146	-11.5%	165	-13.6%	169
Days on Market (From Last List Date)	43	-14.0%	50	4.9%	41
Pompano Beach Condo Matrix	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	$446,738	27.9%	$349,235	12.2%	$398,295
Average Price per Sq Ft	$350	16.3%	$301	12.5%	$311
Median Sales Price	$331,000	18.2%	$280,000	12.8%	$293,500
Number of Sales (Closed)	284	0.4%	283	-0.7%	286
Days on Market (From Last List Date)	60	20.0%	50	62.2%	37
Luxury Single Family Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	$2,712,767	45.9%	$1,859,667	98.6%	$1,365,750
Average Price per Sq Ft	$881	18.4%	$744	41.4%	$623
Median Sales Price	$2,015,000	27.9%	$1,575,000	59.9%	$1,260,000
Number of Sales (Closed)	15	-16.7%	18	-11.8%	17
Days on Market (From Last List Date)	77	10.0%	70	18.5%	65
Luxury Condo Matrix (Top 10% of Sales)	Q4-2023	%Δ (QTR)	Q3-2023	%Δ (YR)	Q4-2022
Average Sales Price	$1,420,308	67.9%	$846,013	18.6%	$1,197,062
Average Price per Sq Ft	$752	62.8%	$462	47.7%	$509
Median Sales Price	$975,000	48.0%	$658,938	10.2%	$885,000
Number of Sales (Closed)	29	-3.3%	30	0.0%	29
Days on Market (From Last List Date)	74	32.1%	56	12.1%	66

Condo median sales price rose by 12.8% to $331,000, reaching the highest on record. Condo listing inventory has been expanding for seven consecutive quarters, up 65.7% annually to 603. The condo luxury market, representing the top ten percent of all condo sales, started at $730,000 as the median sales price rose annually by 10.2% to $975,000, the highest on record. The condo luxury listing inventory increased annually by 9.5% to 81.

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