

# EllimanReport

Q2-2023

Lighthouse Point Beach, FL Sales

“Average price per square foot for single families and condos expanded year over year.”

Lighthouse Point Beach Single Family Matrix	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$1,838,638	-9.3%	\$2,026,497	-9.5%	\$2,031,364
Average Price per Sq Ft	\$707	0.1%	\$706	3.1%	\$686
Median Sales Price	\$1,250,000	-34.2%	\$1,900,000	0.0%	\$1,250,000
Number of Sales (Closed)	47	42.4%	33	-11.3%	53
Days on Market (From Last List Date)	63	0.0%	63	61.5%	39
Lighthouse Point Beach Condo Matrix	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$253,768	1.0%	\$251,268	23.5%	\$205,466
Average Price per Sq Ft	\$254	-1.9%	\$259	11.9%	\$227
Median Sales Price	\$187,600	-3.8%	\$195,000	9.2%	\$171,750
Number of Sales (Closed)	38	72.7%	22	-9.5%	42
Days on Market (From Last List Date)	55	83.3%	30	139.1%	23
Luxury Single Family Matrix (Top 10% of Sales)	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$5,956,400	23.6%	\$4,817,500	-11.2%	\$6,707,500
Average Price per Sq Ft	\$1,196	29.9%	\$921	20.8%	\$990
Median Sales Price	\$4,082,000	-11.0%	\$4,585,000	-38.6%	\$6,647,500
Number of Sales (Closed)	5	25.0%	4	-16.7%	6
Days on Market (From Last List Date)	73	-5.2%	77	-44.7%	132
Luxury Condo Matrix (Top 10% of Sales)	Q2-2023	%Δ (QTR)	Q1-2023	%Δ (YR)	Q2-2022
Average Sales Price	\$522,000	-15.8%	\$619,667	14.4%	\$456,200
Average Price per Sq Ft	\$322	-16.6%	\$386	-6.9%	\$346
Median Sales Price	\$522,000	-2.4%	\$535,000	16.0%	\$450,000
Number of Sales (Closed)	4	33.3%	3	-20.0%	5
Days on Market (From Last List Date)	73	160.7%	28	421.4%	14

The median sales price of the single family market was unchanged from the prior year quarter at \$1,250,000 and was 63.4% higher than pre-pandemic levels. Single family sales fell 11.3% annually to 47 due to chronically low listing inventory and mortgage rate spike over the past year. Listing inventory annually for single families jumped by 13% to 61.