INSTITUTE *for* LUXURY HOME MARKETING®
by Colibri Real Estate

SEPTEMBER
2025

FT. LAUDERDALE
FLORIDA

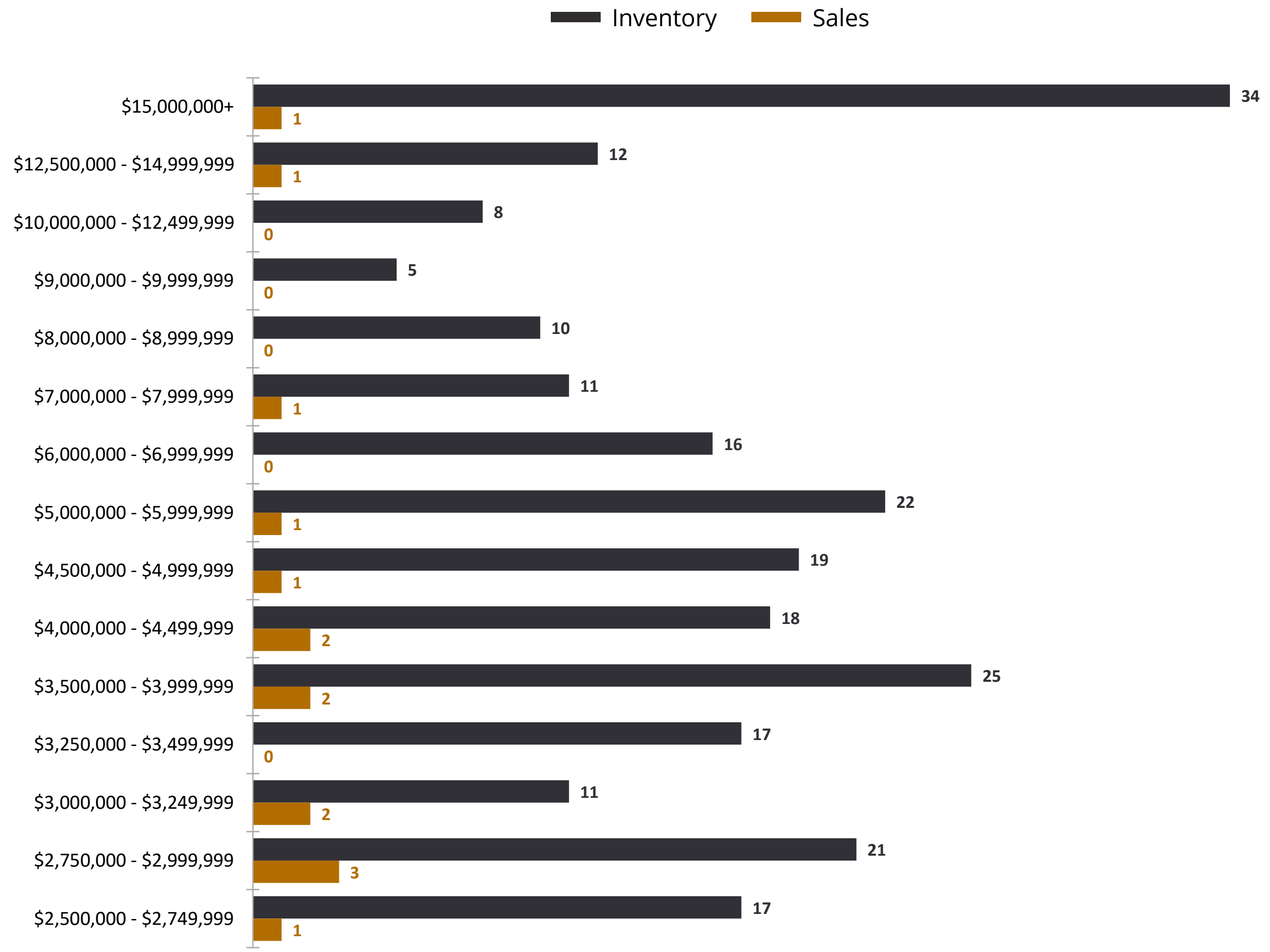
FT. LAUDERDALE

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]: **$2,500,000**

LUXURY INVENTORY VS. SALES | AUGUST 2025

Total Inventory: **246** | *Total Sales:* **15** | *Total Sales Ratio*[2]: **6%** | **Buyer's Market**



Square Feet[3] -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	$2,849,500	3	3	**2**	**33**	**6%**
3,000 - 3,999	$2,925,000	4	4	**4**	**50**	**8%**
4,000 - 4,999	$3,925,000	5	6	**6**	**51**	**12%**
5,000 - 5,999	NA	NA	NA	**0**	**29**	**0%**
6,000 - 6,999	NA	NA	NA	**0**	**25**	**0%**
7,000+	$14,000,000	9	12	**3**	**44**	**7%**

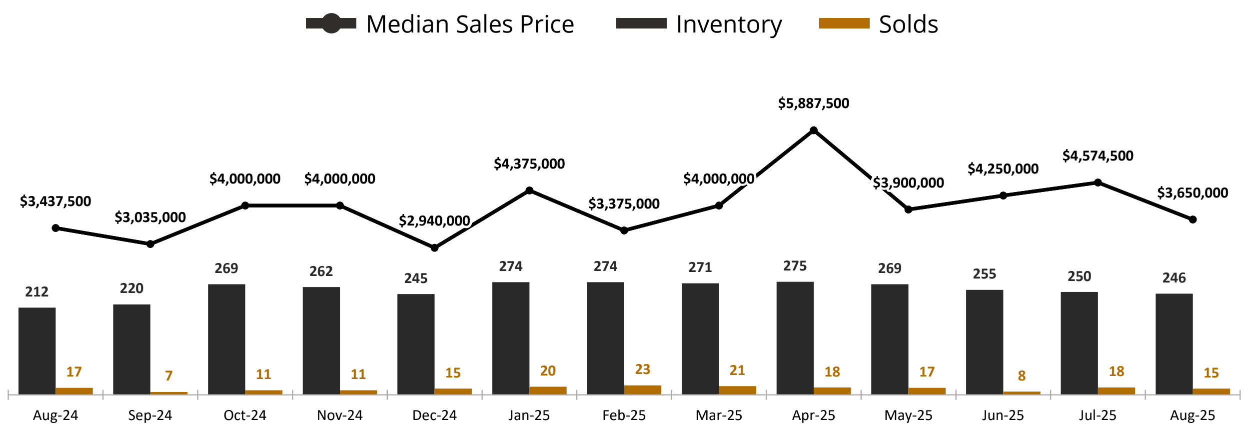
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]: **$2,500,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024	Aug. 2025
212	246

VARIANCE: **16%**

TOTAL SOLDS

Aug. 2024	Aug. 2025
17	15

VARIANCE: **-12%**

SALES PRICE

Aug. 2024	Aug. 2025
$3.44m	$3.65m

VARIANCE: **6%**

SALE PRICE PER SQFT.

Aug. 2024	Aug. 2025
$873	$939

VARIANCE: **8%**

SALE TO LIST PRICE RATIO

Aug. 2024	Aug. 2025
92.98%	92.63%

VARIANCE: **0%**

DAYS ON MARKET

Aug. 2024	Aug. 2025
81	84

VARIANCE: **4%**

FT. LAUDERDALE MARKET SUMMARY | AUGUST 2025

- The single-family luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **92.63% of list price** in August 2025.
- The most active price band is **$3,000,000-$3,249,999**, where the sales ratio is **18%**.
- The median luxury sales price for single-family homes is **$3,650,000**.
- The median days on market for August 2025 was **84** days, up from **81** in August 2024.

[3]Square foot table does not account for listings and solds where square foot data is not disclosed.
[4]Data reported includes Active and Sold properties and does not include Pending properties.

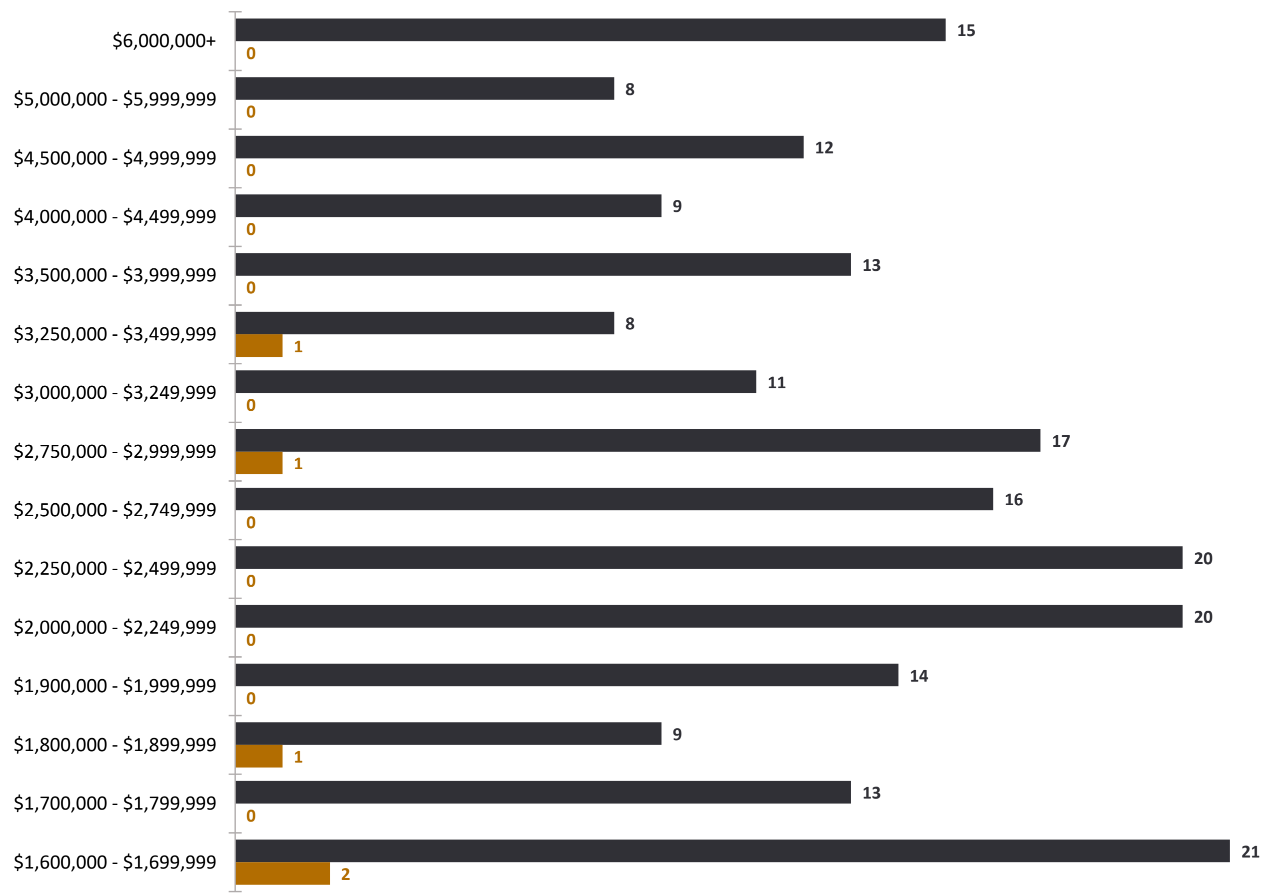
FT. LAUDERDALE

ATTACHED HOMES

Luxury Benchmark Price[1]*:* **$1,600,000**

LUXURY INVENTORY VS. SALES | AUGUST 2025

Total Inventory: **206** | *Total Sales:* **5** | *Total Sales Ratio*[2]*:* **2%** | **Buyer's Market**



Square Feet[3] -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	**0**	**7**	**0%**
1,500 - 1,999	NA	NA	NA	**0**	**17**	**0%**
2,000 - 2,499	$1,860,000	2	3	**3**	**51**	**6%**
2,500 - 2,999	NA	NA	NA	**0**	**54**	**0%**
3,000 - 3,499	$3,400,000	4	4	**1**	**36**	**3%**
3,500+	$1,620,000	4	6	**1**	**31**	**3%**

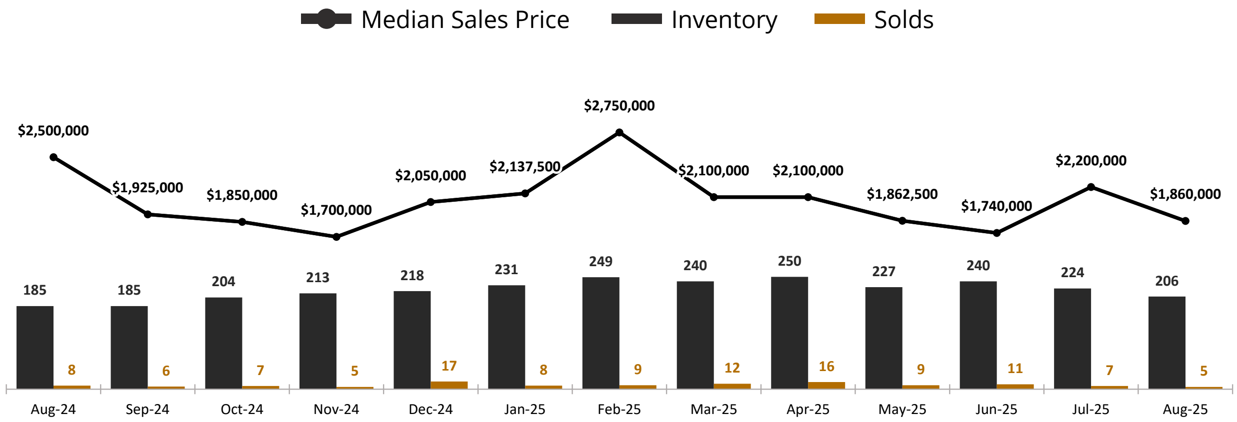
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

ATTACHED HOMES

Luxury Benchmark Price[1]: **$1,600,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | AUGUST

Metric	Aug. 2024	Aug. 2025	Variance
TOTAL INVENTORY	185	206	11%
TOTAL SOLDS	8	5	-38%
SALES PRICE	$2.50m	$1.86m	-26%
SALE PRICE PER SQFT.	$827	$801	-3%
SALE TO LIST PRICE RATIO	94.15%	94.71%	1%
DAYS ON MARKET	122	86	-30%

FT. LAUDERDALE MARKET SUMMARY | AUGUST 2025

- The attached luxury market is a **Buyer's Market** with a **2% Sales Ratio**.
- Homes sold for a median of **94.71% of list price** in August 2025.
- The most active price band is **$3,250,000-$3,499,999**, where the sales ratio is **13%**.
- The median luxury sales price for attached homes is **$1,860,000**.
- The median days on market for August 2025 was **86** days, down from **122** in August 2024.

[3]Square foot table does not account for listings and solds where square foot data is not disclosed.
[4]Data reported includes Active and Sold properties and does not include Pending properties.