

INSTITUTE *for*
UXURY HOME
ARKETING®

by Colibri Real Estate

JULY
2025



FT. LAUDERDALE
FLORIDA

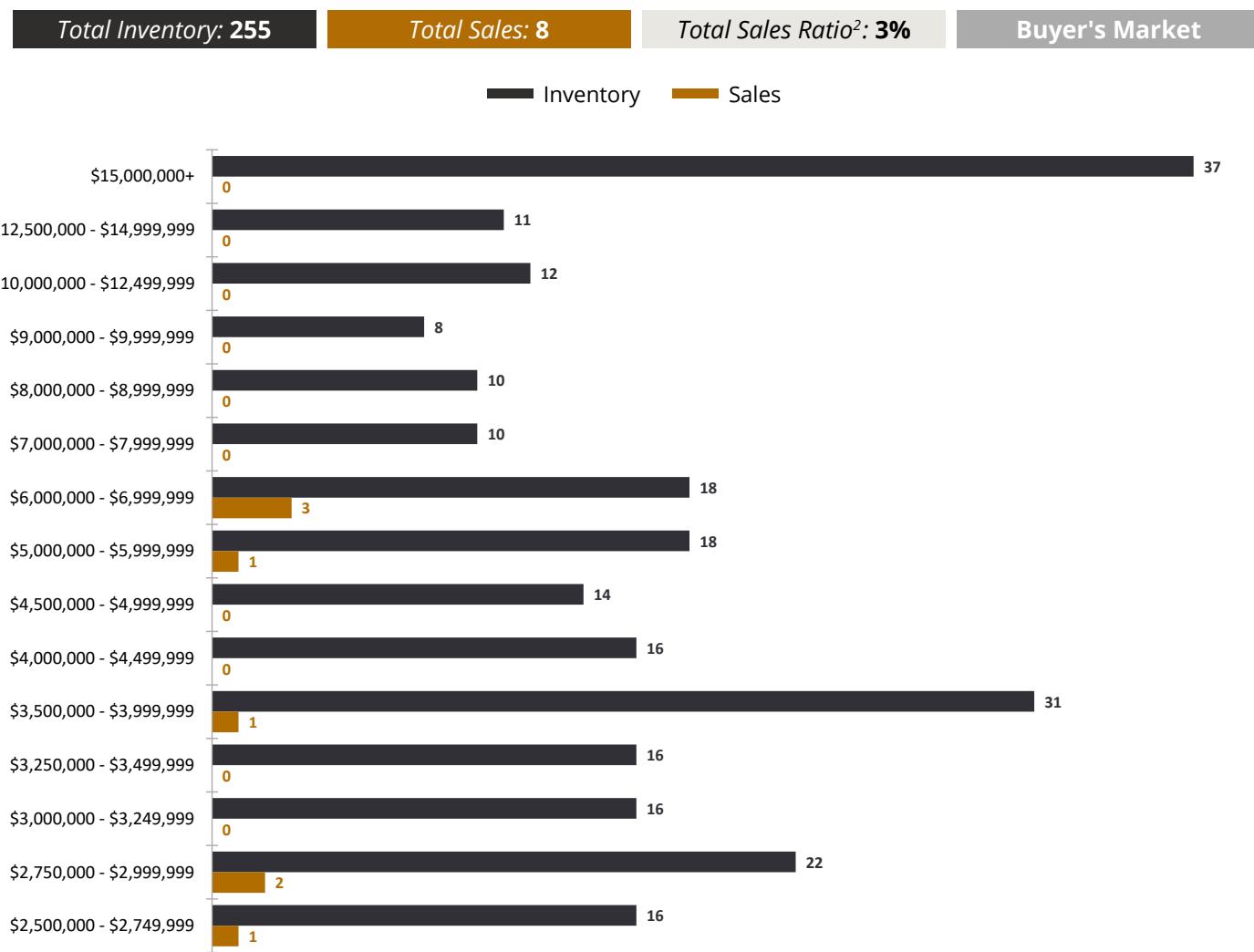
www.LuxuryHomeMarketing.com

FT. LAUDERDALE

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: \$2,500,000

LUXURY INVENTORY VS. SALES | JUNE 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$3,187,500	4	4	2	43	5%
3,000 - 3,999	\$2,740,625	4	4	2	53	4%
4,000 - 4,999	NA	NA	NA	0	47	0%
5,000 - 5,999	\$5,950,000	5	6	2	21	10%
6,000 - 6,999	\$6,432,500	6	8	2	28	7%
7,000+	NA	NA	NA	0	48	0%

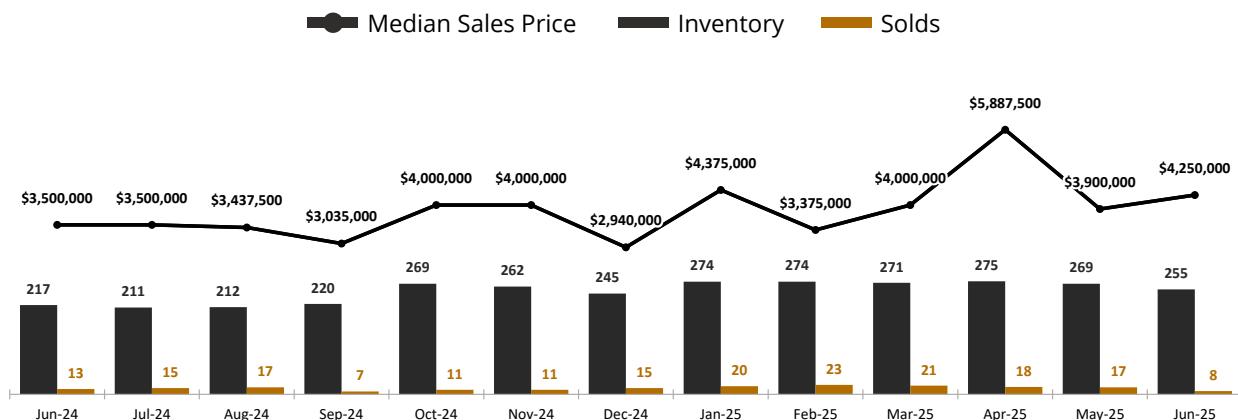
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: \$2,500,000

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2024	Jun. 2025
217	255

VARIANCE: 18%

TOTAL SOLDS

Jun. 2024	Jun. 2025
13	8

VARIANCE: -38%

SALES PRICE

Jun. 2024	Jun. 2025
\$3.50m	\$4.25m

VARIANCE: 21%

SALE PRICE PER SQFT.

Jun. 2024	Jun. 2025
\$1,088	\$971

VARIANCE: -11%

SALE TO LIST PRICE RATIO

Jun. 2024	Jun. 2025
92.76%	93.42%

VARIANCE: 1%

DAYS ON MARKET

Jun. 2024	Jun. 2025
68	92

VARIANCE: 35%

FT. LAUDERDALE MARKET SUMMARY | JUNE 2025

- The single-family luxury market is a **Buyer's Market** with a **3% Sales Ratio**.
- Homes sold for a median of **93.42% of list price** in June 2025.
- The most active price band is **\$6,000,000-\$6,999,999**, where the sales ratio is **17%**.
- The median luxury sales price for single-family homes is **\$4,250,000**.
- The median days on market for June 2025 was **92** days, up from **68** in June 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

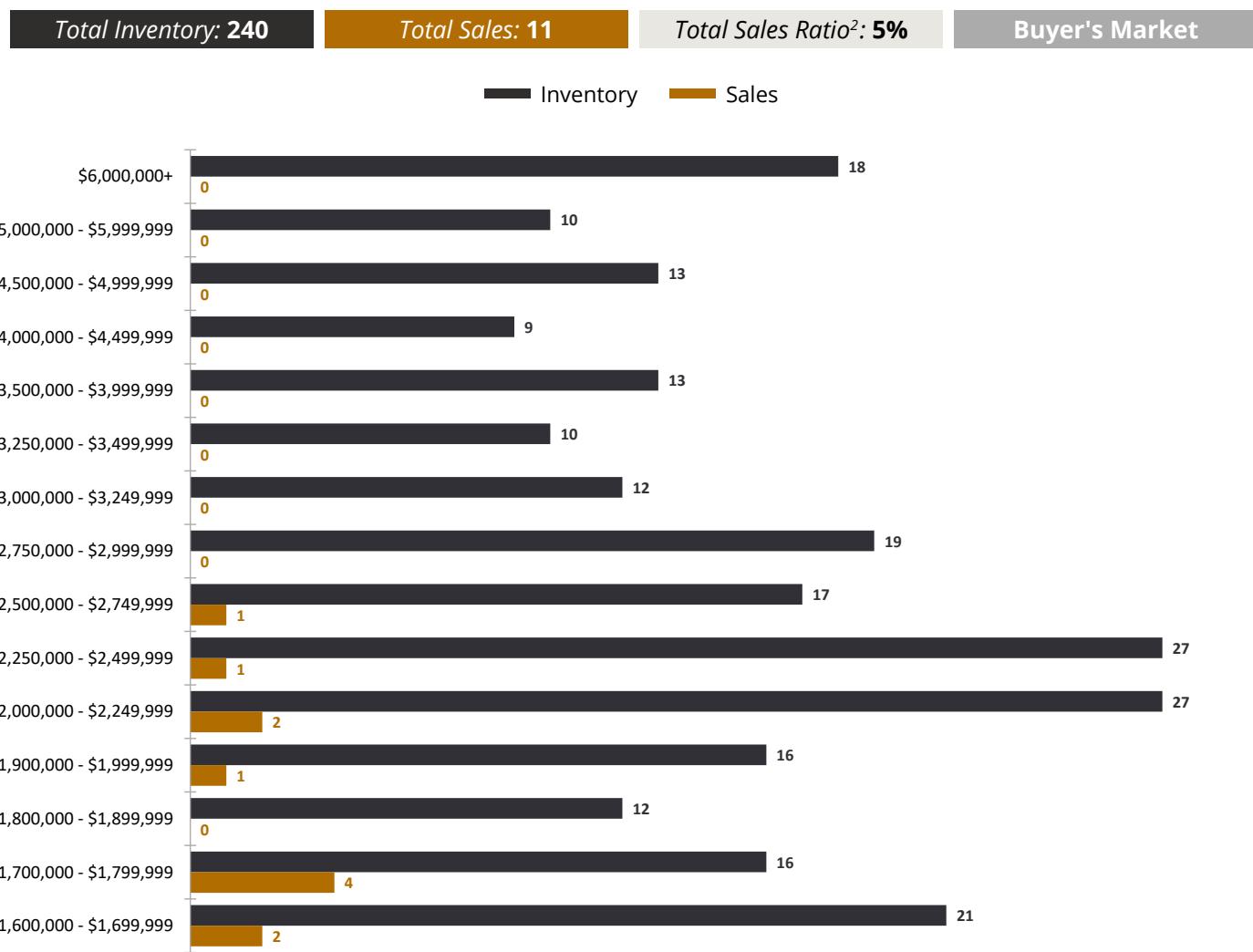
⁴Data reported includes Active and Sold properties and does not include Pending properties.

FT. LAUDERDALE

ATTACHED HOMES

Luxury Benchmark Price¹: \$1,600,000

LUXURY INVENTORY VS. SALES | JUNE 2025



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	8	0%
1,500 - 1,999	\$2,175,000	2	3	3	27	11%
2,000 - 2,499	\$1,700,000	3	3	4	55	7%
2,500 - 2,999	\$1,985,000	3	4	1	63	2%
3,000 - 3,499	\$1,662,500	3	4	2	43	5%
3,500+	\$2,700,000	4	4	1	36	3%

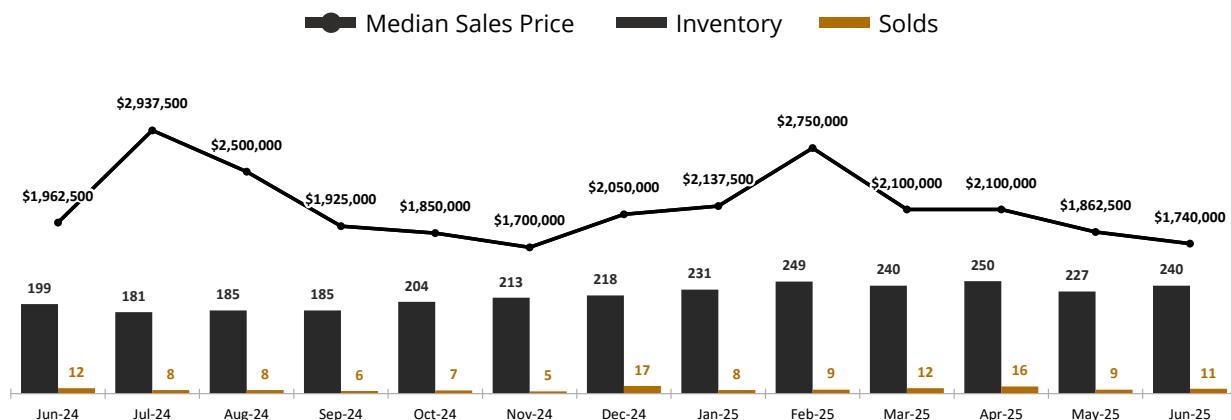
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

ATTACHED HOMES

Luxury Benchmark Price¹: \$1,600,000

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2024	Jun. 2025
199	240

VARIANCE: 21%

TOTAL SOLDS

Jun. 2024	Jun. 2025
12	11

VARIANCE: -8%

SALES PRICE

Jun. 2024	Jun. 2025
\$1.96m	\$1.74m

VARIANCE: -11%

SALE PRICE PER SQFT.

Jun. 2024	Jun. 2025
\$644	\$798

VARIANCE: 24%

SALE TO LIST PRICE RATIO

Jun. 2024	Jun. 2025
97.28%	95.24%

VARIANCE: -2%

DAYS ON MARKET

Jun. 2024	Jun. 2025
68	39

VARIANCE: -43%

FT. LAUDERDALE MARKET SUMMARY | JUNE 2025

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **95.24% of list price** in June 2025.
- The most active price band is **\$1,700,000-\$1,799,999**, where the sales ratio is **25%**.
- The median luxury sales price for attached homes is **\$1,740,000**.
- The median days on market for June 2025 was **39** days, down from **68** in June 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.