

# MARCH 2025

# FT. LAUDERDALE FLORIDA

www.LuxuryHomeMarketing.com

### LUXURY INVENTORY VS. SALES | FEBRUARY 2025

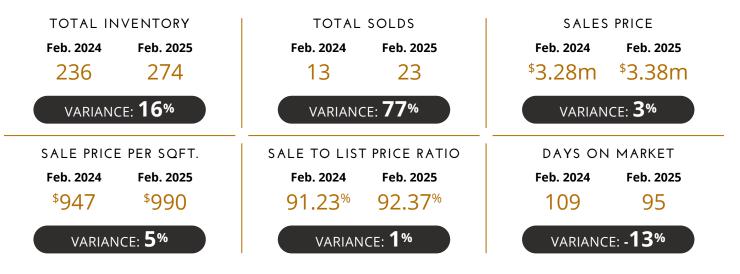


Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$2,682,500	4	3	8	45	18%
3,000 - 3,999	\$3,380,000	4	4	2	60	3%
4,000 - 4,999	\$3,400,000	5	5	9	47	19%
5,000 - 5,999	\$4,525,000	5	6	2	35	6%
6,000 - 6,999	NA	NA	NA	0	29	0%
7,000+	\$10,910,000	6	8	2	48	4%

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



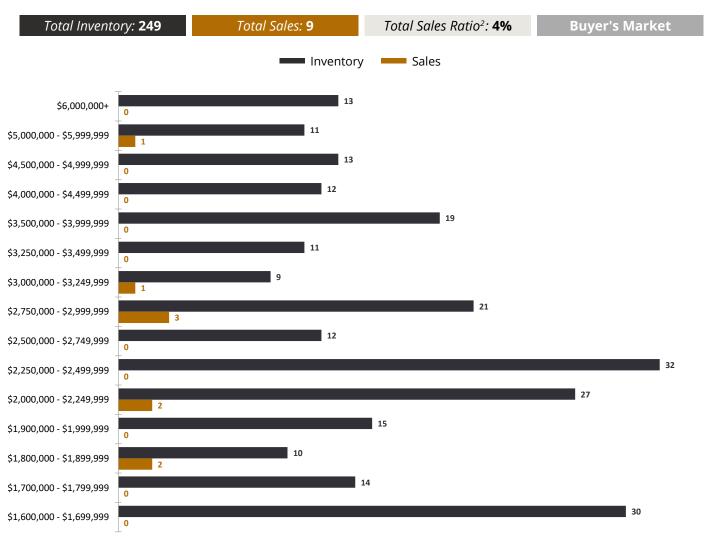
#### MEDIAN DATA REVIEW | FEBRUARY



#### FT. LAUDERDALE MARKET SUMMARY | FEBRUARY 2025

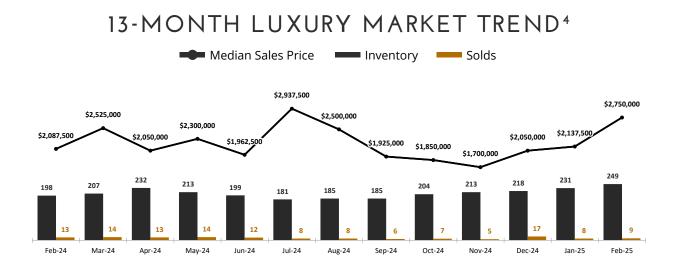
- The single-family luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **92.37% of list price** in February 2025.
- The most active price band is \$4,500,000-\$4,999,999, where the sales ratio is 36%.
- The median luxury sales price for single-family homes is \$3,375,000.
- The median days on market for February 2025 was **95** days, down from **109** in February 2024.

## LUXURY INVENTORY VS. SALES | FEBRUARY 2025

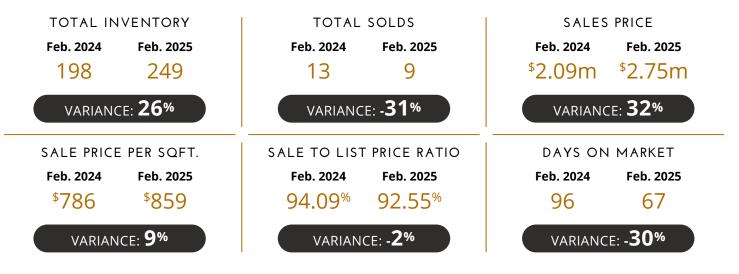


Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	8	0%
1,500 - 1,999	NA	NA	NA	0	26	0%
2,000 - 2,499	\$2,750,000	3	4	3	62	5%
2,500 - 2,999	\$2,700,000	3	4	4	56	7%
3,000 - 3,499	\$2,462,500	3	4	2	49	4%
3,500+	NA	NA	NA	0	42	0%

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



#### MEDIAN DATA REVIEW | FEBRUARY



#### FT. LAUDERDALE MARKET SUMMARY | FEBRUARY 2025

- The attached luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **92.55% of list price** in February 2025.
- The most active price band is **\$1,800,000-\$1,899,999**, where the sales ratio is **20%**.
- The median luxury sales price for attached homes is **\$2,750,000**.
- The median days on market for February 2025 was **67** days, down from **96** in February 2024.