



FT. LAUDERDALE
FLORIDA

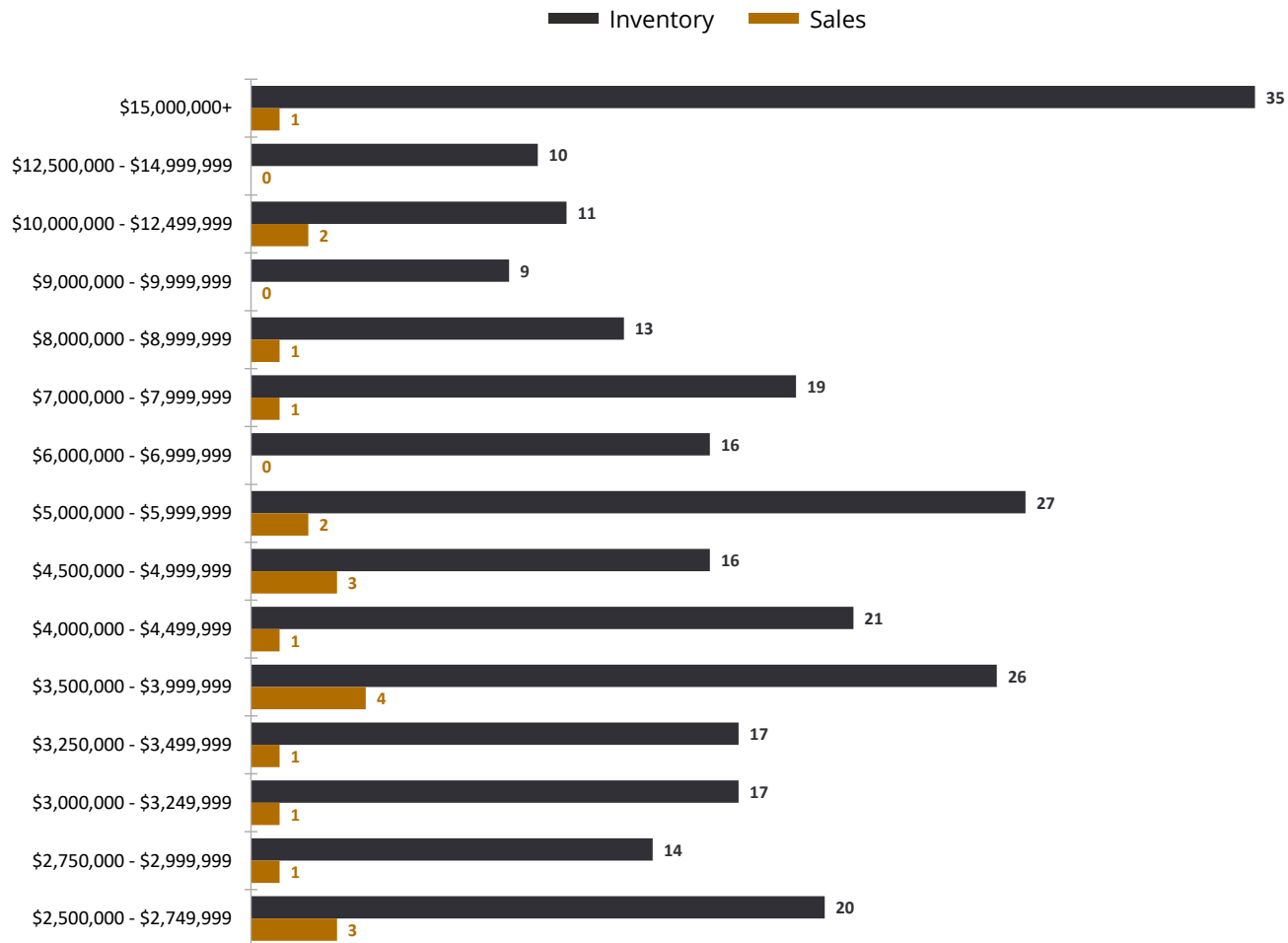
LUXURY INVENTORY VS. SALES | MARCH 2025

Total Inventory: **271**

Total Sales: **21**

Total Sales Ratio²: **8%**

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	\$3,550,000	3	3	5	43	12%
3,000 - 3,999	\$3,850,000	4	4	6	52	12%
4,000 - 4,999	\$4,450,000	5	6	2	48	4%
5,000 - 5,999	\$6,325,000	5	6	2	32	6%
6,000 - 6,999	\$8,250,000	6	8	1	31	3%
7,000+	\$12,200,000	6	7	3	51	6%

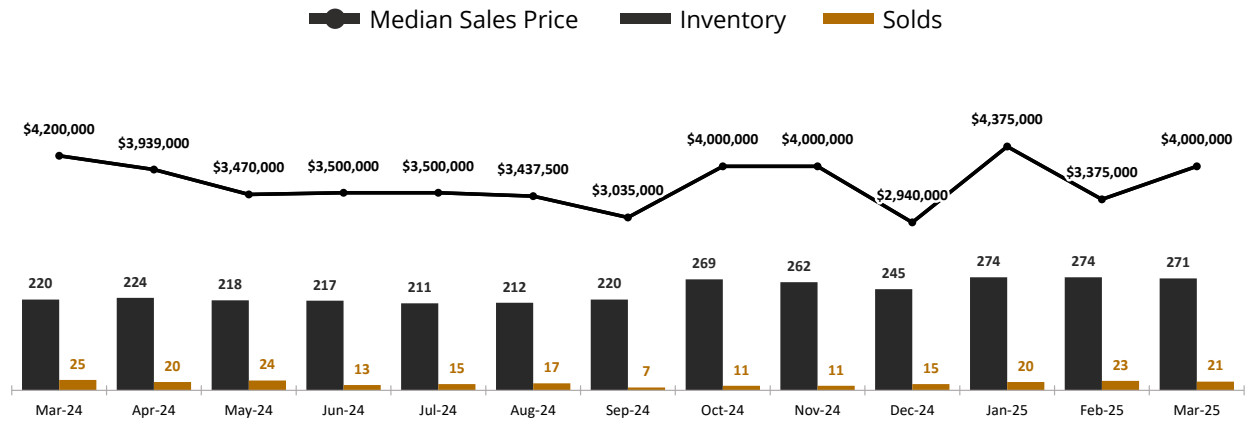
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$2,500,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | MARCH

TOTAL INVENTORY

Mar. 2024 Mar. 2025
220 **271**

VARIANCE: **23%**

TOTAL SOLDs

Mar. 2024 Mar. 2025
25 **21**

VARIANCE: **-16%**

SALES PRICE

Mar. 2024 Mar. 2025
\$4.20m **\$4.00m**

VARIANCE: **-5%**

SALE PRICE PER SQFT.

Mar. 2024 Mar. 2025
\$933 **\$1,220**

VARIANCE: **31%**

SALE TO LIST PRICE RATIO

Mar. 2024 Mar. 2025
93.44% **94.89%**

VARIANCE: **2%**

DAYS ON MARKET

Mar. 2024 Mar. 2025
141 **124**

VARIANCE: **-12%**

FT. LAUDERDALE MARKET SUMMARY | MARCH 2025

- The single-family luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **94.89% of list price** in March 2025.
- The most active price band is **\$4,500,000-\$4,999,999**, where the sales ratio is **19%**.
- The median luxury sales price for single-family homes is **\$4,000,000**.
- The median days on market for March 2025 was **124** days, down from **141** in March 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.

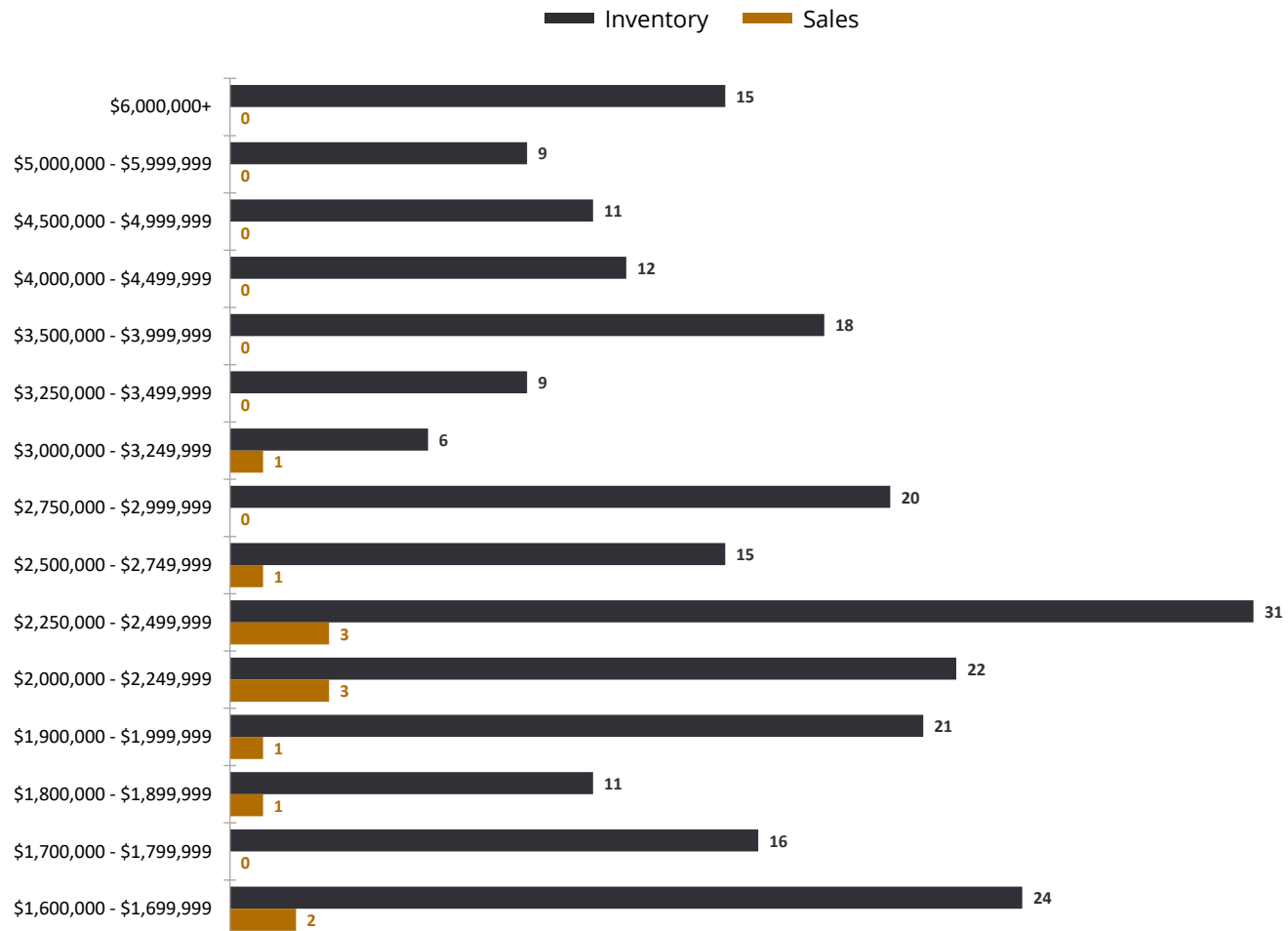
LUXURY INVENTORY VS. SALES | MARCH 2025

Total Inventory: **240**

Total Sales: **12**

Total Sales Ratio²: **5%**

Buyer's Market



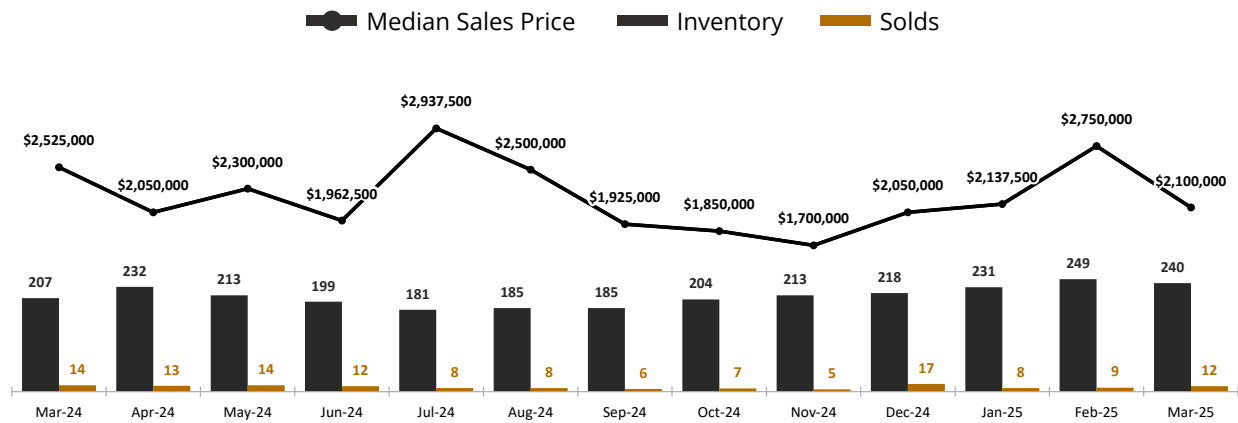
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	6	0%
1,500 - 1,999	\$2,167,500	3	3	4	31	13%
2,000 - 2,499	\$2,450,000	3	4	3	54	6%
2,500 - 2,999	\$1,950,000	3	4	4	54	7%
3,000 - 3,499	\$1,950,000	3	4	1	41	2%
3,500+	NA	NA	NA	0	46	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

ATTACHED HOMES
Luxury Benchmark Price¹: **\$1,600,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | MARCH

TOTAL INVENTORY

Mar. 2024 Mar. 2025
207 **240**

VARIANCE: **16%**

TOTAL SOLDS

Mar. 2024 Mar. 2025
14 **12**

VARIANCE: **-14%**

SALES PRICE

Mar. 2024 Mar. 2025
\$2.53m **\$2.10m**

VARIANCE: **-17%**

SALE PRICE PER SQFT.

Mar. 2024 Mar. 2025
\$849 **\$926**

VARIANCE: **9%**

SALE TO LIST PRICE RATIO

Mar. 2024 Mar. 2025
93.40% **97.09%**

VARIANCE: **4%**

DAYS ON MARKET

Mar. 2024 Mar. 2025
83 **221**

VARIANCE: **166%**

FT. LAUDERDALE MARKET SUMMARY | MARCH 2025

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **97.09% of list price** in March 2025.
- The most active price band is **\$3,000,000-\$3,249,999**, where the sales ratio is **17%**.
- The median luxury sales price for attached homes is **\$2,100,000**.
- The median days on market for March 2025 was **221** days, up from **83** in March 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.