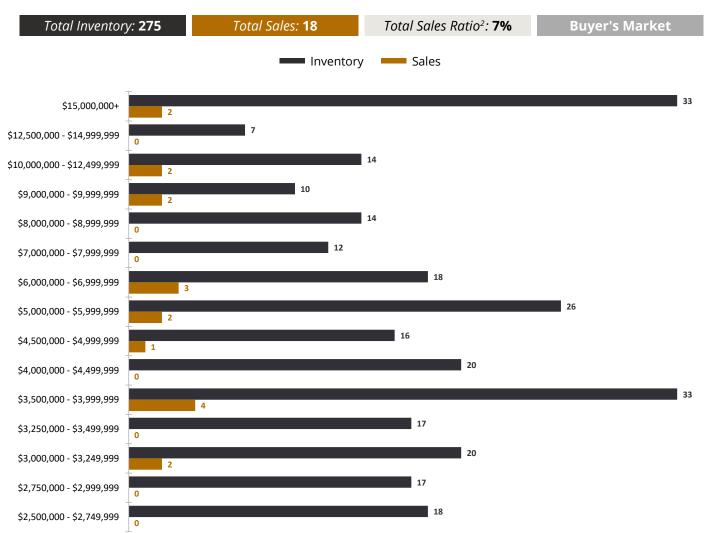


MAY 2025

FT. LAUDERDALE FLORIDA

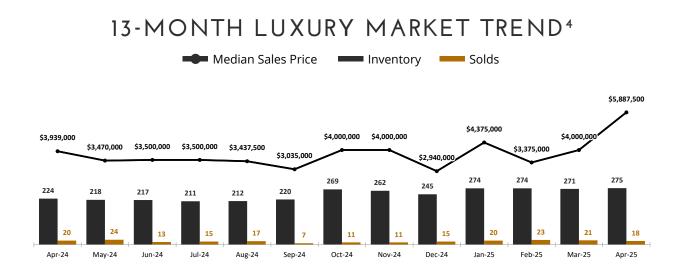
www.LuxuryHomeMarketing.com

LUXURY INVENTORY VS. SALES | APRIL 2025

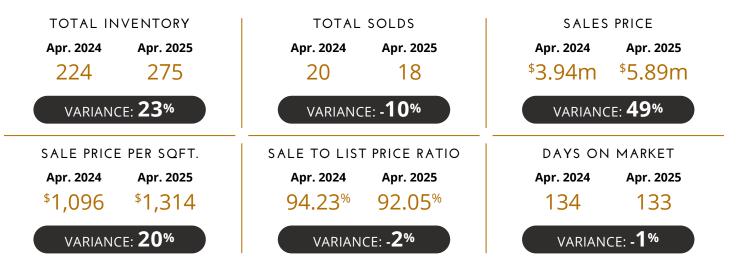


Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$5,000,000	3	4	3	42	7%
3,000 - 3,999	\$3,562,500	4	5	4	62	6%
4,000 - 4,999	\$5,275,000	5	5	3	51	6%
5,000 - 5,999	\$6,900,000	4	6	3	30	10%
6,000 - 6,999	\$10,325,000	5	7	1	27	4%
7,000+	\$15,300,000	9	11	4	46	9%

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.



MEDIAN DATA REVIEW | APRIL

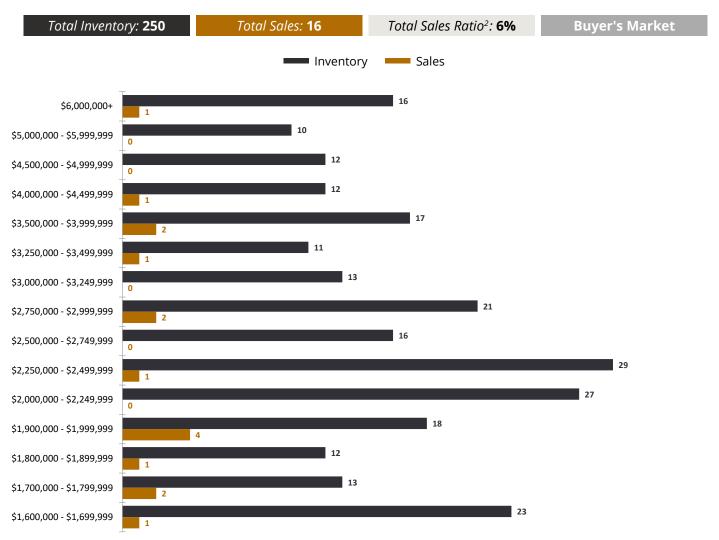


FT. LAUDERDALE MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **92.05% of list price** in April 2025.
- The most active price band is **\$9,000,000-\$9,999,999**, where the sales ratio is **20%**.
- The median luxury sales price for single-family homes is \$5,887,500.
- The median days on market for April 2025 was 133 days, down from 134 in April 2024.

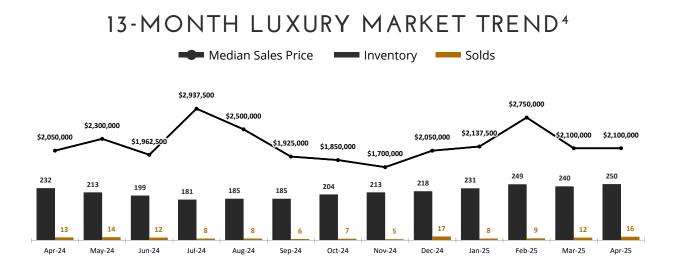
³Square foot table does not account for listings and solds where square foot data is not disclosed. ⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | APRIL 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	7	0%
1,500 - 1,999	\$1,750,000	3	3	1	30	3%
2,000 - 2,499	\$1,805,000	3	4	4	64	6%
2,500 - 2,999	\$2,775,000	3	4	4	54	7%
3,000 - 3,499	\$2,417,500	3	4	4	44	9%
3,500+	\$5,387,692	5	6	2	44	5%

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.



MEDIAN DATA REVIEW | APRIL



FT. LAUDERDALE MARKET SUMMARY | APRIL 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **91.87% of list price** in April 2025.
- The most active price band is **\$1,900,000-\$1,999,999**, where the sales ratio is **22%**.
- The median luxury sales price for attached homes is **\$2,100,000**.
- The median days on market for April 2025 was **84** days, down from **137** in April 2024.