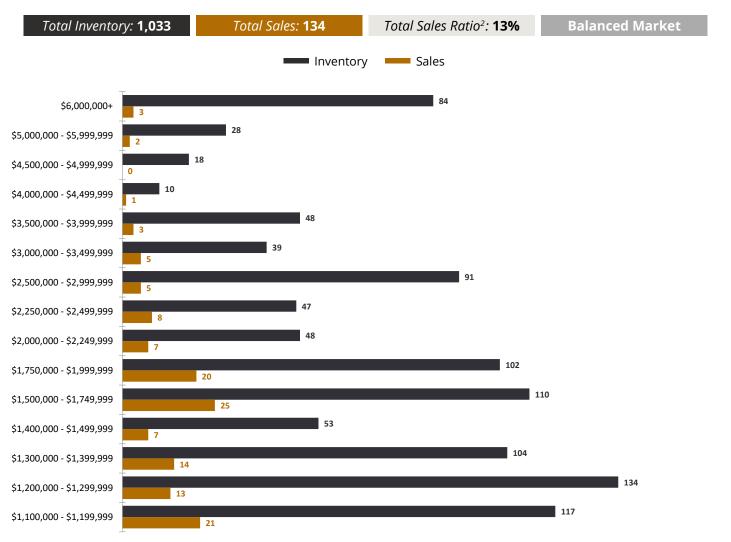


JUNE 2025

BROWARD COUNTY FLORIDA EXCLUDING FT. LAUDERDALE

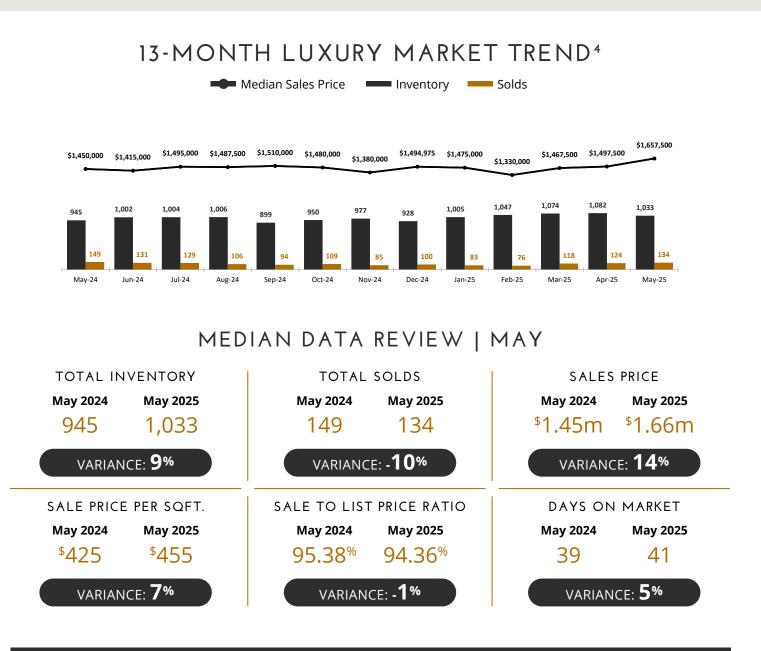
www.LuxuryHomeMarketing.com

LUXURY INVENTORY VS. SALES | MAY 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	\$1,316,705	3	3	33	386	9%
3,000 - 3,999	\$1,500,000	5	4	51	293	17%
4,000 - 4,999	\$1,820,000	5	5	23	162	14%
5,000 - 5,999	\$2,365,000	6	6	14	69	20%
6,000 - 6,999	\$3,400,000	7	7	5	36	14%
7,000+	\$4,300,000	6	8	5	61	8%

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.

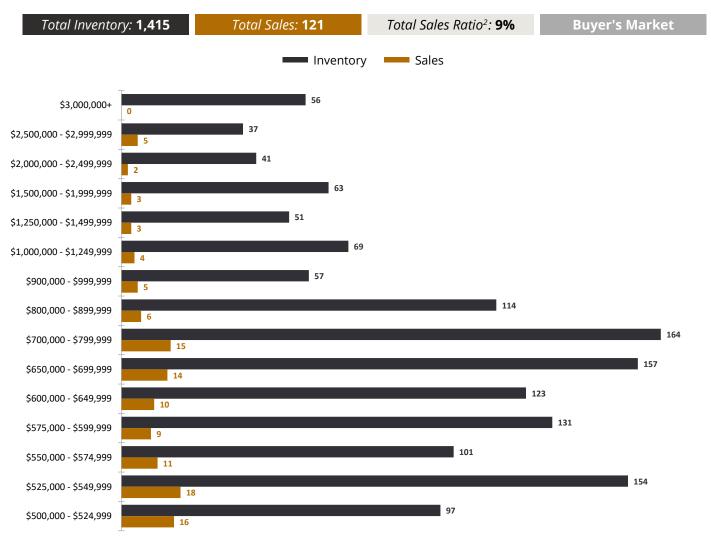


BROWARD COUNTY MARKET SUMMARY | MAY 2025

- The single-family luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of 94.36% of list price in May 2025.
- The most active price band is \$1,500,000-\$1,749,999, where the sales ratio is 23%.
- The median luxury sales price for single-family homes is \$1,657,500.
- The median days on market for May 2025 was **41** days, up from **39** in May 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 | MAY 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	\$600,000	3	3	113	1341	8%
3,000 - 3,999	\$2,600,000	4	4	3	40	8%
4,000 - 4,999	\$2,850,000	4	5	2	6	33%
5,000 - 5,999	NA	NA	NA	0	1	0%
6,000 - 6,999	NA	NA	NA	0	1	0%
7,000+	\$1,600,000	6	6	1	6	17%

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.

DAYS ON MARKET

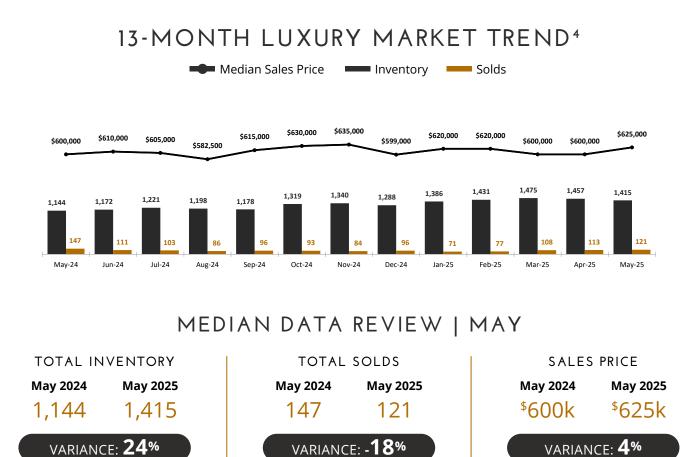
VARIANCE: **18**%

May 2025

53

May 2024

45



BROWARD COUNTY MARKET SUMMARY | MAY 2025

VARIANCE: -2%

SALE TO LIST PRICE RATIO

May 2025

95.10%

May 2024

97.16%

- The attached luxury market is a Buyer's Market with a 9% Sales Ratio.
- Homes sold for a median of **95.10% of list price** in May 2025.

SALE PRICE PER SQFT.

VARIANCE: -7%

May 2025

\$384

May 2024

^{\$}411

- The most active price band is **\$500,000-\$524,999**, where the sales ratio is **16%**.
- The median luxury sales price for attached homes is **\$625,000**.
- The median days on market for May 2025 was **53** days, up from **45** in May 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.