INSTITUTE for LUXURY HOME MARKETING®

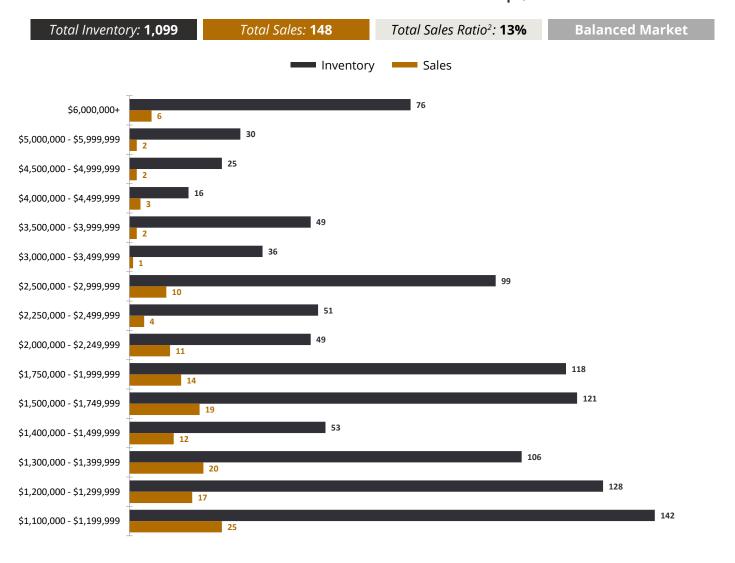
by Colibri Real Estate





Luxury Benchmark Price¹: \$1,100,000

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	\$1,300,000	3	3	48	413	12%
3,000 - 3,999	\$1,375,000	5	4	49	316	16%
4,000 - 4,999	\$1,750,000	5	5	29	173	17%
5,000 - 5,999	\$2,045,000	6	6	8	76	11%
6,000 - 6,999	\$2,700,000	6	7	7	36	19%
7,000+	\$10,225,000	7	8	6	60	10%

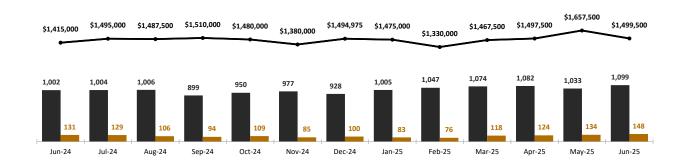
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: \$1,100,000

13-MONTH LUXURY MARKET TREND4





MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2024 Jun. 2025

1,002 1,099

VARIANCE: 10%

SALE PRICE PER SQFT.

Jun. 2024 Jun. 2025

\$457 \$447

VARIANCE: **-2%**

TOTAL SOLDS

Jun. 2024 Jun. 2025

131 148

VARIANCE: 13%

SALE TO LIST PRICE RATIO

Jun. 2024 Jun. 2025

95.91% 94.59%

VARIANCE: -1%

SALES PRICE

Jun. 2024 Jun. 2025

\$1.42m \$1.50m

VARIANCE: 6%

DAYS ON MARKET

Jun. 2024 Jun. 2025

30 42

VARIANCE: 40%

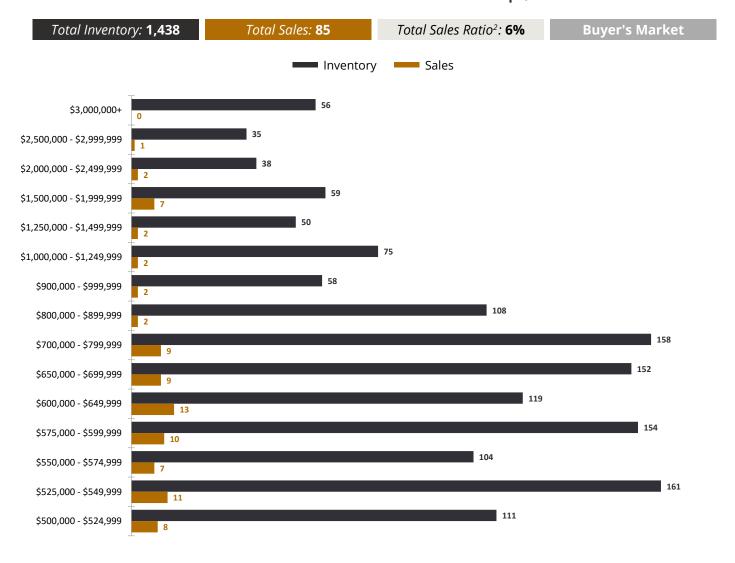
BROWARD COUNTY MARKET SUMMARY | JUNE 2025

- The single-family luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **94.59% of list price** in June 2025.
- The most active price band is \$1,400,000-\$1,499,999, where the sales ratio is 23%.
- The median luxury sales price for single-family homes is \$1,499,500.
- The median days on market for June 2025 was 42 days, up from 30 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.

Luxury Benchmark Price 1: \$500,000

LUXURY INVENTORY VS. SALES | JUNE 2025



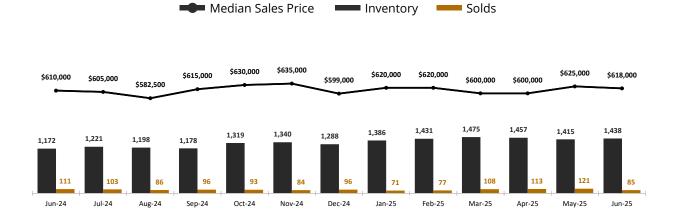
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$605,000	3	3	78	1363	6%
3,000 - 3,999	\$1,787,500	3	4	6	42	14%
4,000 - 4,999	\$1,830,000	4	4	1	4	25%
5,000 - 5,999	NA	NA	NA	0	1	0%
6,000 - 6,999	NA	NA	NA	0	1	0%
7,000+	NA	NA	NA	0	6	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.

ATTACHED HOMES

Luxury Benchmark Price 1: \$500,000

13-MONTH LUXURY MARKET TREND4



MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2024 Jun. 2025

1,172 1,438

VARIANCE: **23**%

SALE PRICE PER SQFT.

Jun. 2024 Jun. 2025

\$382 \$399

VARIANCE: 4%

TOTAL SOLDS

Jun. 2024 Jun. 2025

111 85

VARIANCE: -23%

SALE TO LIST PRICE RATIO

Jun. 2024 Jun. 2025

96.54% 96.26%

VARIANCE: **0**%

SALES PRICE

Jun. 2024 Jun. 2025

\$610k \$618k

VARIANCE: 1%

DAYS ON MARKET

Jun. 2024 Jun. 2025

44 40

VARIANCE: -9%

BROWARD COUNTY MARKET SUMMARY | JUNE 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **96.26% of list price** in June 2025.
- The most active price band is \$1,500,000-\$1,999,999, where the sales ratio is 12%.
- The median luxury sales price for attached homes is \$618,000.
- The median days on market for June 2025 was 40 days, down from 44 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.