



FT. LAUDERDALE  
FLORIDA

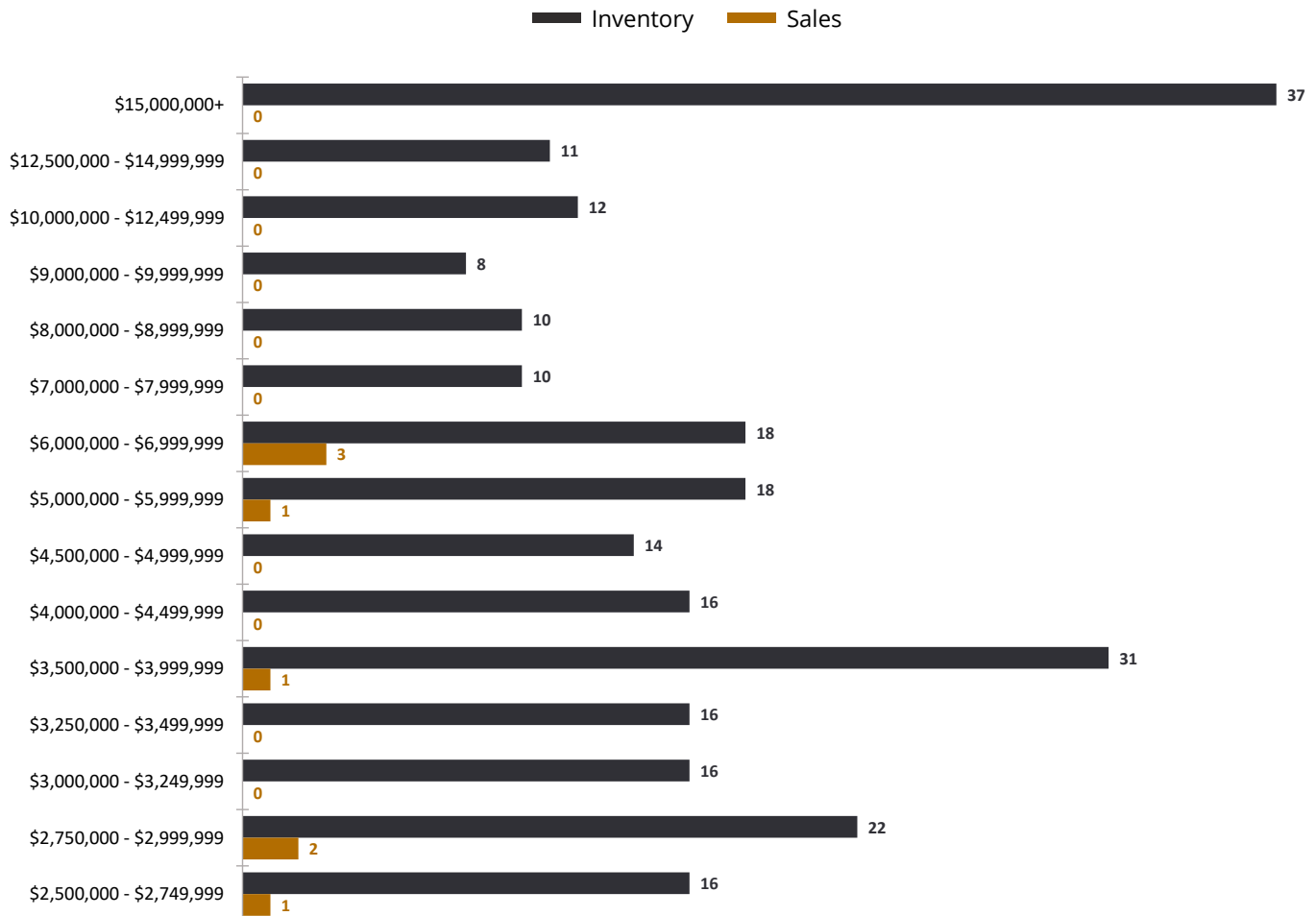
### LUXURY INVENTORY VS. SALES | JUNE 2025

Total Inventory: **255**

Total Sales: **8**

Total Sales Ratio<sup>2</sup>: **3%**

Buyer's Market



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	\$3,187,500	4	4	2	43	5%
3,000 - 3,999	\$2,740,625	4	4	2	53	4%
4,000 - 4,999	NA	NA	NA	0	47	0%
5,000 - 5,999	\$5,950,000	5	6	2	21	10%
6,000 - 6,999	\$6,432,500	6	8	2	28	7%
7,000+	NA	NA	NA	0	48	0%

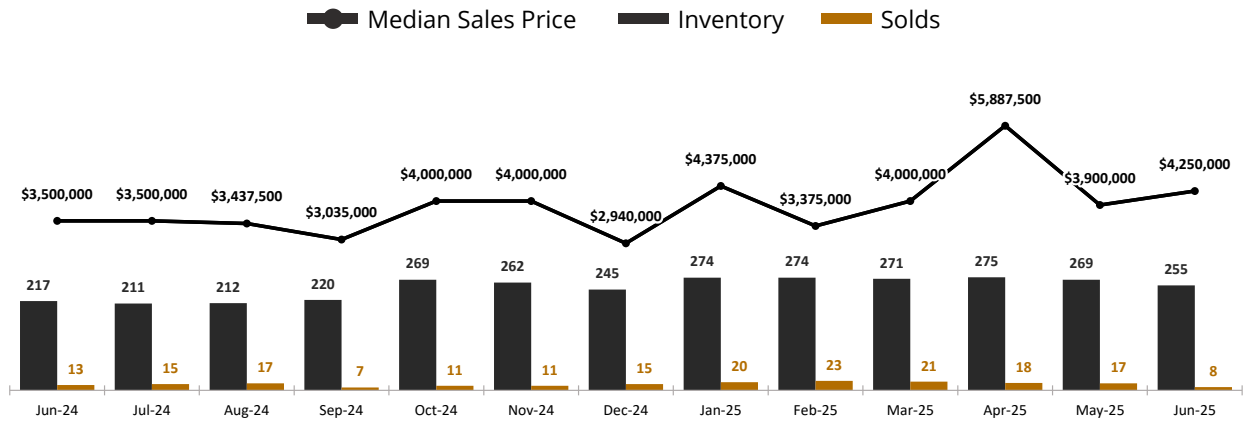
<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

# FT. LAUDERDALE

## SINGLE-FAMILY HOMES

Luxury Benchmark Price<sup>1</sup>: **\$2,500,000**

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | JUNE

#### TOTAL INVENTORY

Jun. 2024: 217  
Jun. 2025: 255

VARIANCE: **18%**

#### TOTAL SOLDs

Jun. 2024: 13  
Jun. 2025: 8

VARIANCE: **-38%**

#### SALES PRICE

Jun. 2024: \$3.50m  
Jun. 2025: \$4.25m

VARIANCE: **21%**

#### SALE PRICE PER SQFT.

Jun. 2024: \$1,088  
Jun. 2025: \$971

VARIANCE: **-11%**

#### SALE TO LIST PRICE RATIO

Jun. 2024: 92.76%  
Jun. 2025: 93.42%

VARIANCE: **1%**

#### DAYS ON MARKET

Jun. 2024: 68  
Jun. 2025: 92

VARIANCE: **35%**

### FT. LAUDERDALE MARKET SUMMARY | JUNE 2025

- The single-family luxury market is a **Buyer's Market** with a **3% Sales Ratio**.
- Homes sold for a median of **93.42% of list price** in June 2025.
- The most active price band is **\$6,000,000-\$6,999,999**, where the sales ratio is **17%**.
- The median luxury sales price for single-family homes is **\$4,250,000**.
- The median days on market for June 2025 was **92** days, up from **68** in June 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

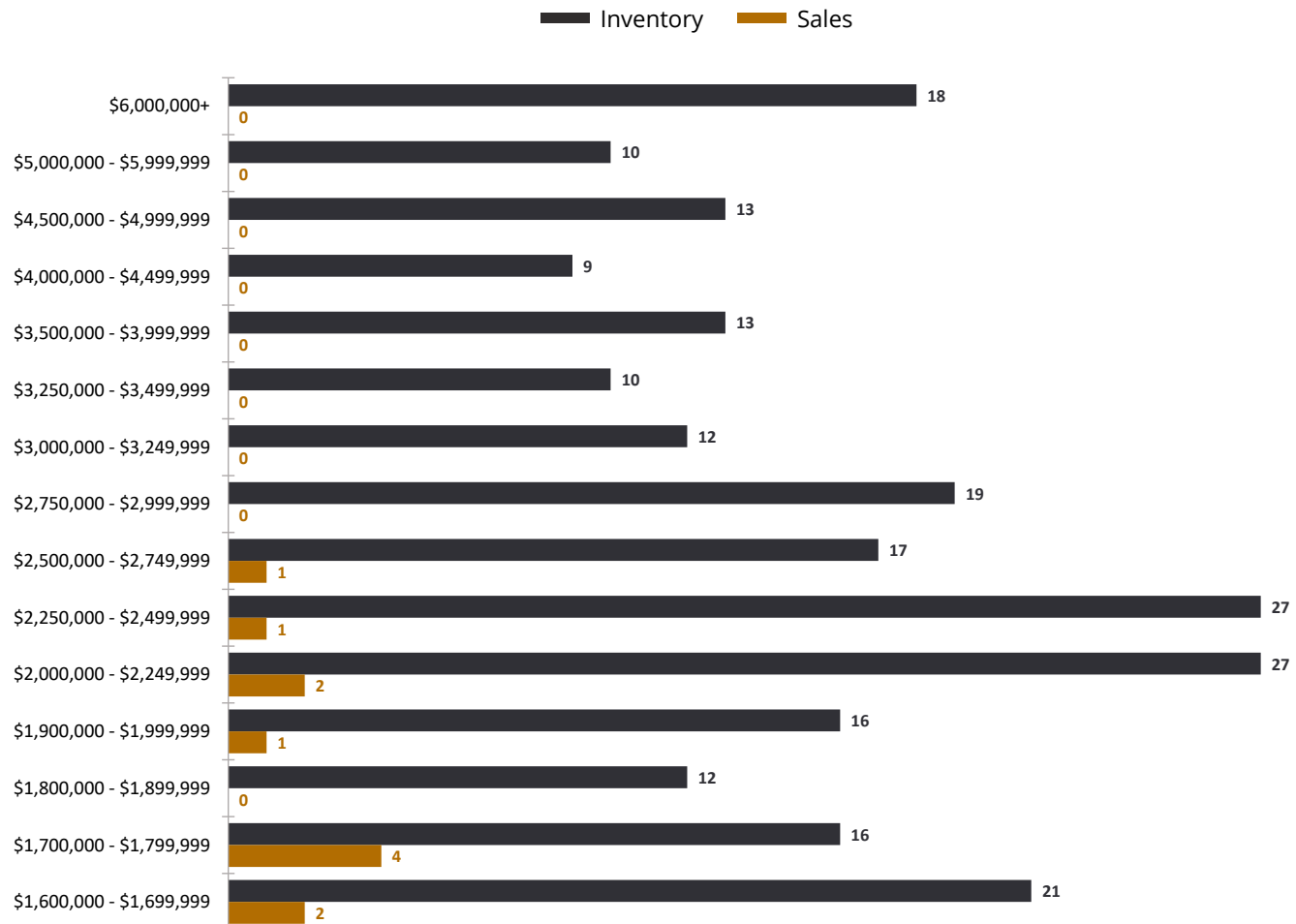
## LUXURY INVENTORY VS. SALES | JUNE 2025

Total Inventory: **240**

Total Sales: **11**

Total Sales Ratio<sup>2</sup>: **5%**

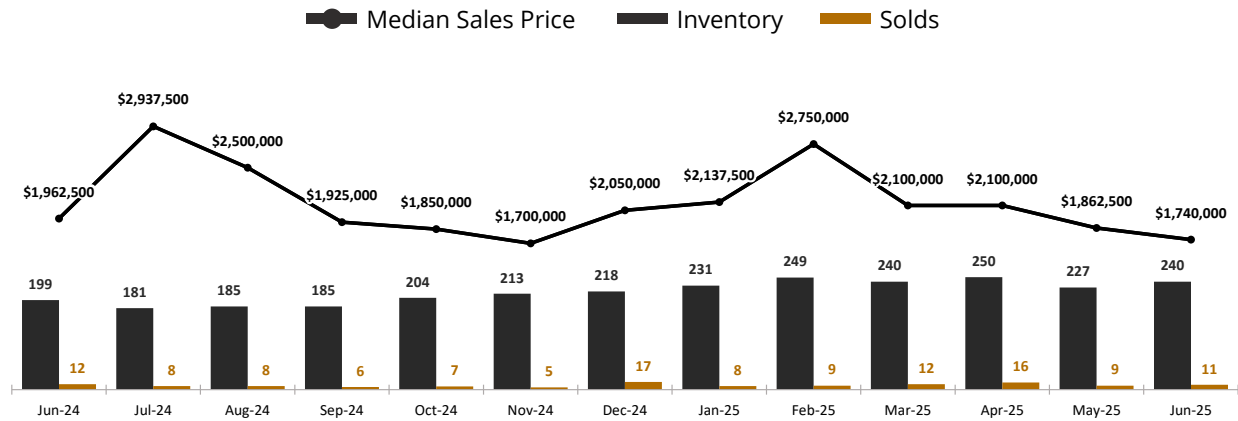
Buyer's Market



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	\$2,175,000	2	3	3	27	11%
2,000 - 2,499	\$1,700,000	3	3	4	55	7%
2,500 - 2,999	\$1,985,000	3	4	1	63	2%
3,000 - 3,499	\$1,662,500	3	4	2	43	5%
3,500+	\$2,700,000	4	4	1	36	3%

<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® data reported previous month's sales exceeded current inventory.

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | JUNE

### TOTAL INVENTORY

Jun. 2024   Jun. 2025  
**199   240**

VARIANCE: **21%**

### TOTAL SOLDs

Jun. 2024   Jun. 2025  
**12   11**

VARIANCE: **-8%**

### SALES PRICE

Jun. 2024   Jun. 2025  
**\$1.96m   \$1.74m**

VARIANCE: **-11%**

### SALE PRICE PER SQFT.

Jun. 2024   Jun. 2025  
**\$644   \$798**

VARIANCE: **24%**

### SALE TO LIST PRICE RATIO

Jun. 2024   Jun. 2025  
**97.28%   95.24%**

VARIANCE: **-2%**

### DAYS ON MARKET

Jun. 2024   Jun. 2025  
**68   39**

VARIANCE: **-43%**

## FT. LAUDERDALE MARKET SUMMARY | JUNE 2025

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **95.24% of list price** in June 2025.
- The most active price band is **\$1,700,000-\$1,799,999**, where the sales ratio is **25%**.
- The median luxury sales price for attached homes is **\$1,740,000**.
- The median days on market for June 2025 was **39** days, down from **68** in June 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.