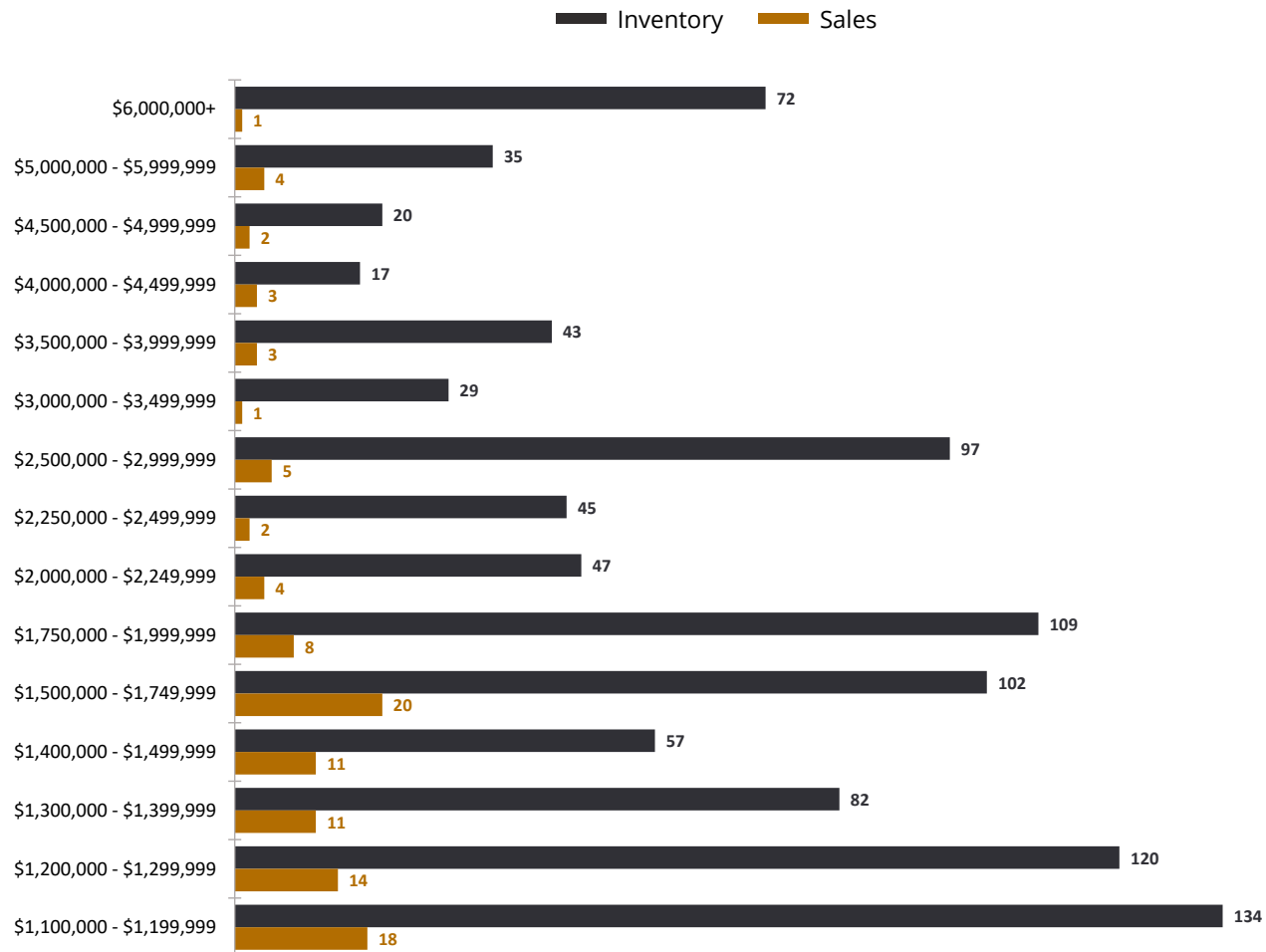


BROWARD COUNTY
FLORIDA
EXCLUDING FT. LAUDERDALE

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **1,009**Total Sales: **107**Total Sales Ratio²: **11%**

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	\$1,290,000	3	3	30	381	8%
3,000 - 3,999	\$1,335,000	5	4	45	267	17%
4,000 - 4,999	\$2,100,000	5	5	21	158	13%
5,000 - 5,999	\$2,700,000	6	6	6	83	7%
6,000 - 6,999	\$4,700,000	6	7	4	37	11%
7,000+	\$4,350,000	6	7	1	58	2%

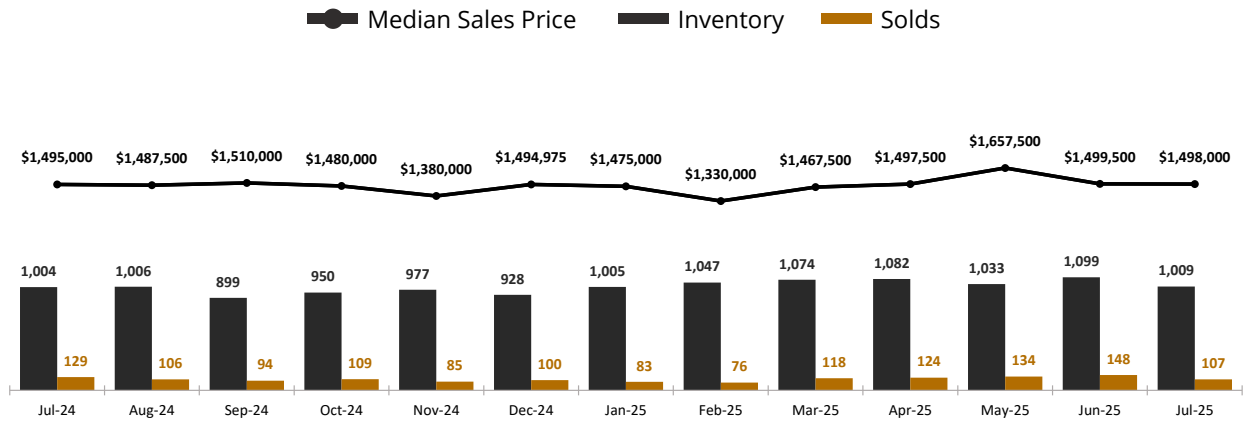
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BROWARD COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$1,100,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
1,004 1,009

VARIANCE: **0%**

TOTAL SOLDS

Jul. 2024 Jul. 2025
129 107

VARIANCE: **-17%**

SALES PRICE

Jul. 2024 Jul. 2025
\$1.50m \$1.50m

VARIANCE: **0%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$437 \$476

VARIANCE: **9%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
95.45% 94.68%

VARIANCE: **-1%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
47 39

VARIANCE: **-17%**

BROWARD COUNTY MARKET SUMMARY | JULY 2025

- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **94.68% of list price** in July 2025.
- The most active price band is **\$1,500,000-\$1,749,999**, where the sales ratio is **20%**.
- The median luxury sales price for single-family homes is **\$1,498,000**.
- The median days on market for July 2025 was **39** days, down from **47** in July 2024.

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

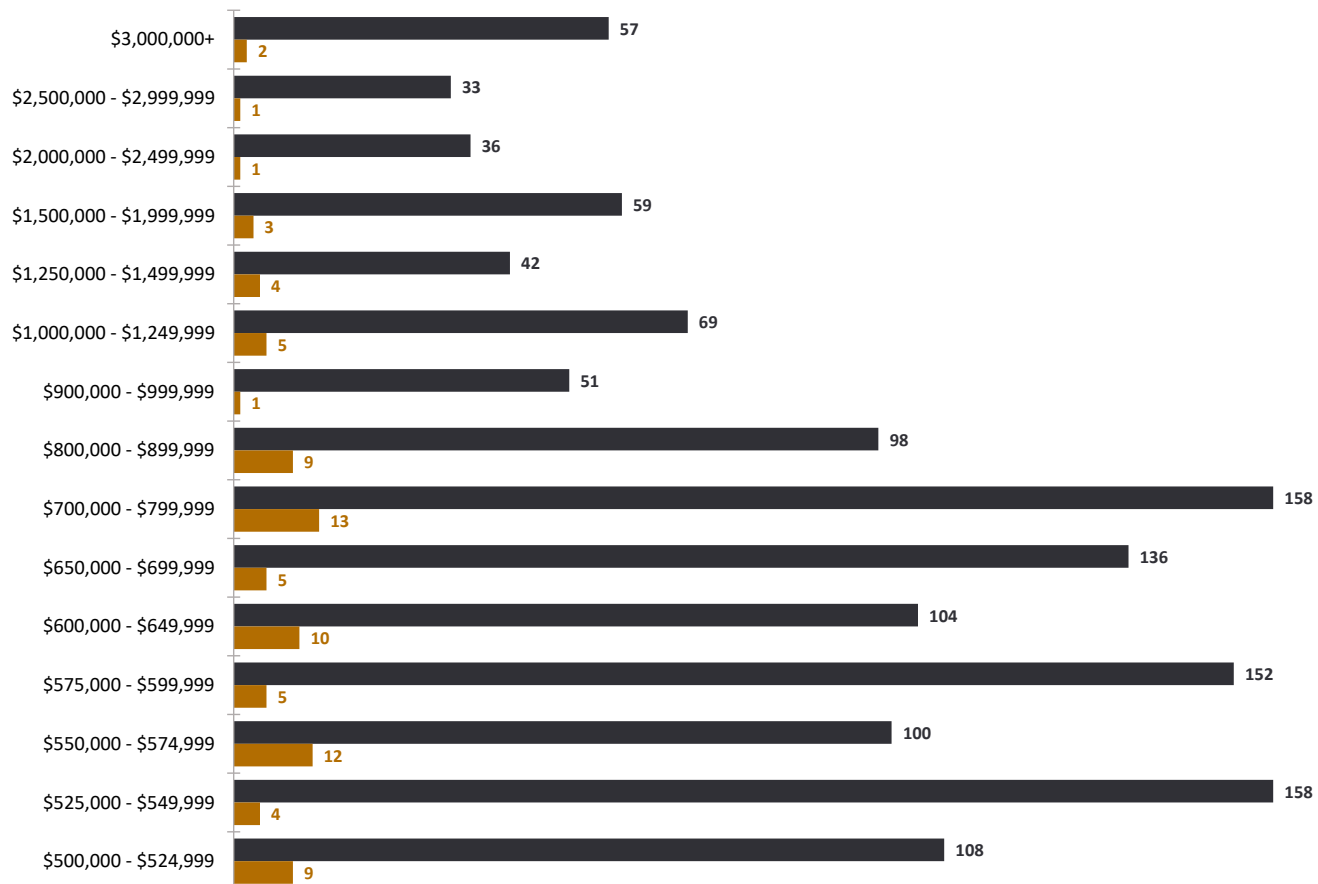
⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **1,361**Total Sales: **84**Total Sales Ratio²: **6%**

Buyer's Market

Inventory Sales



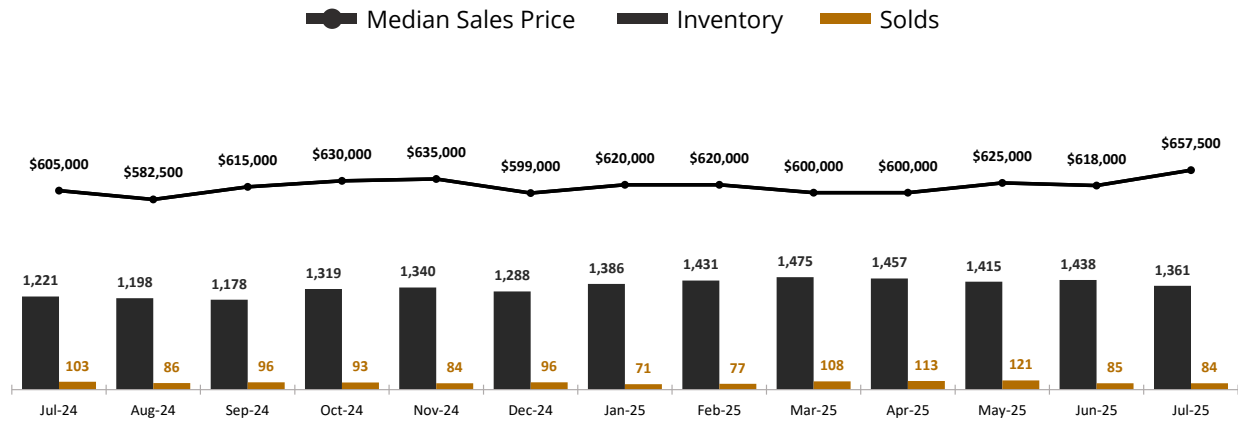
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$655,000	3	3	83	1290	6%
3,000 - 3,999	\$1,950,000	3	4	1	40	3%
4,000 - 4,999	NA	NA	NA	0	3	0%
5,000 - 5,999	NA	NA	NA	0	1	0%
6,000 - 6,999	NA	NA	NA	0	1	0%
7,000+	NA	NA	NA	0	7	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.

BROWARD COUNTY

ATTACHED HOMES
Luxury Benchmark Price¹: **\$500,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
1,221 1,361

VARIANCE: **11%**

TOTAL SOLDs

Jul. 2024 Jul. 2025
103 84

VARIANCE: **-18%**

SALES PRICE

Jul. 2024 Jul. 2025
\$605k \$658k

VARIANCE: **9%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$356 \$406

VARIANCE: **14%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
97.00% 95.67%

VARIANCE: **-1%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
47 61

VARIANCE: **30%**

BROWARD COUNTY MARKET SUMMARY | JULY 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **95.67% of list price** in July 2025.
- The most active price band is **\$550,000-\$574,999**, where the sales ratio is **12%**.
- The median luxury sales price for attached homes is **\$657,500**.
- The median days on market for July 2025 was **61** days, up from **47** in July 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.