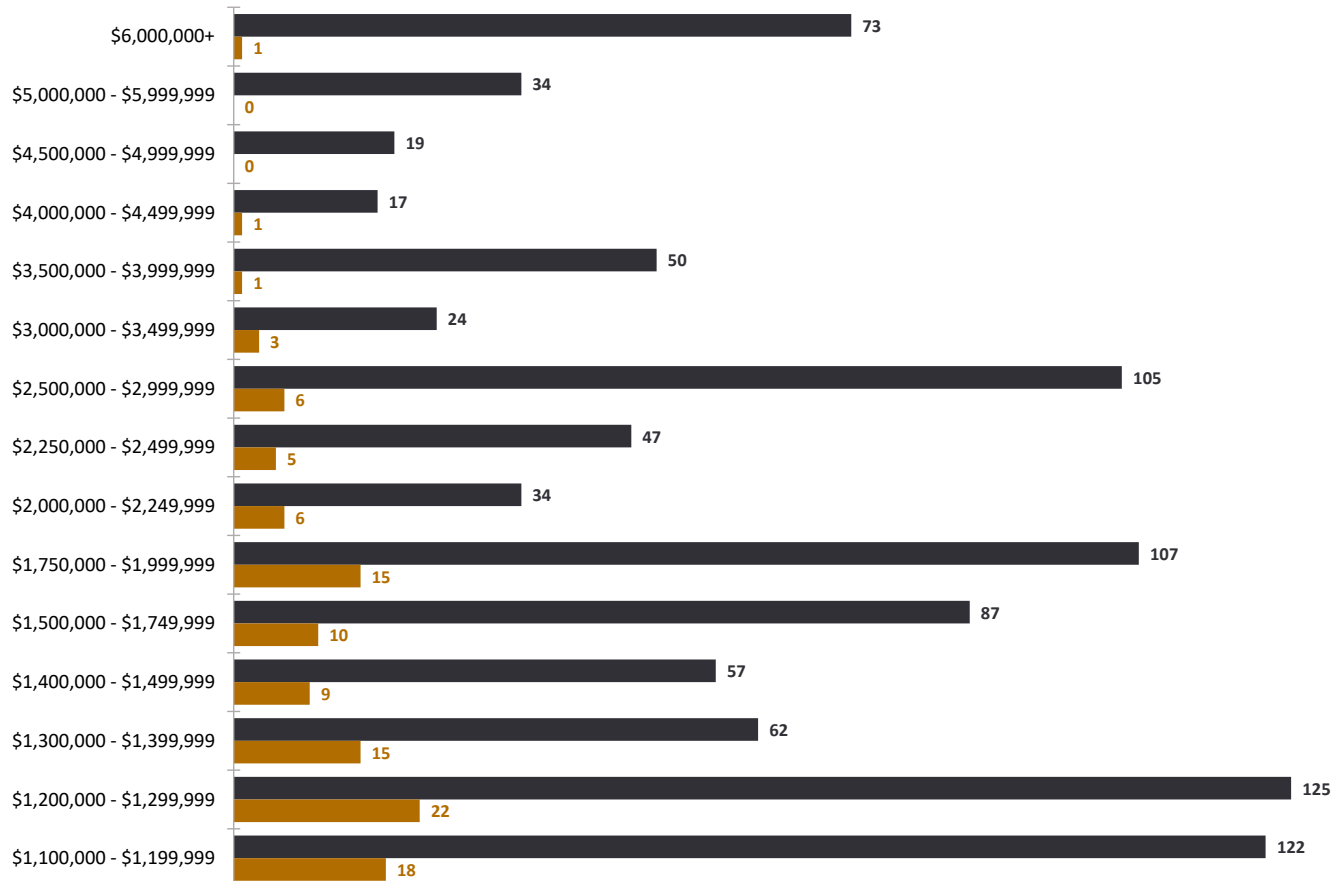


BROWARD COUNTY
FLORIDA
EXCLUDING FT. LAUDERDALE

LUXURY INVENTORY VS. SALES | AUGUST 2025

Total Inventory: 963**Total Sales: 112****Total Sales Ratio²: 12%****Balanced 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	\$1,285,000	4	3	46	352	13%
3,000 - 3,999	\$1,370,000	5	4	35	263	13%
4,000 - 4,999	\$1,732,500	6	5	20	141	14%
5,000 - 5,999	\$2,055,000	6	6	4	86	5%
6,000 - 6,999	\$3,700,000	6	6	3	38	8%
7,000+	\$14,475,000	9	8	2	57	4%

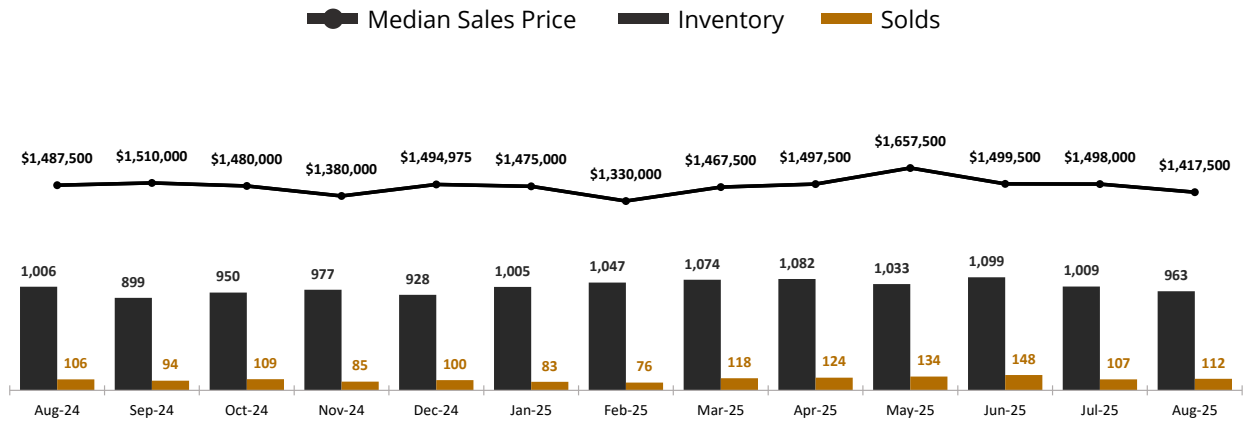
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BROWARD COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024 Aug. 2025
1,006 **963**

VARIANCE: **-4%**

TOTAL SOLDs

Aug. 2024 Aug. 2025
106 **112**

VARIANCE: **6%**

SALES PRICE

Aug. 2024 Aug. 2025
\$1.49m **\$1.42m**

VARIANCE: **-5%**

SALE PRICE PER SQFT.

Aug. 2024 Aug. 2025
\$460 **\$465**

VARIANCE: **1%**

SALE TO LIST PRICE RATIO

Aug. 2024 Aug. 2025
95.42% **94.82%**

VARIANCE: **-1%**

DAYS ON MARKET

Aug. 2024 Aug. 2025
45 **52**

VARIANCE: **16%**

BROWARD COUNTY MARKET SUMMARY | AUGUST 2025

- The single-family luxury market is a **Balanced Market** with a **12% Sales Ratio**.
- Homes sold for a median of **94.82% of list price** in August 2025.
- The most active price band is **\$1,300,000-\$1,399,999**, where the sales ratio is **24%**.
- The median luxury sales price for single-family homes is **\$1,417,500**.
- The median days on market for August 2025 was **52** days, up from **45** in August 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 | AUGUST 2025

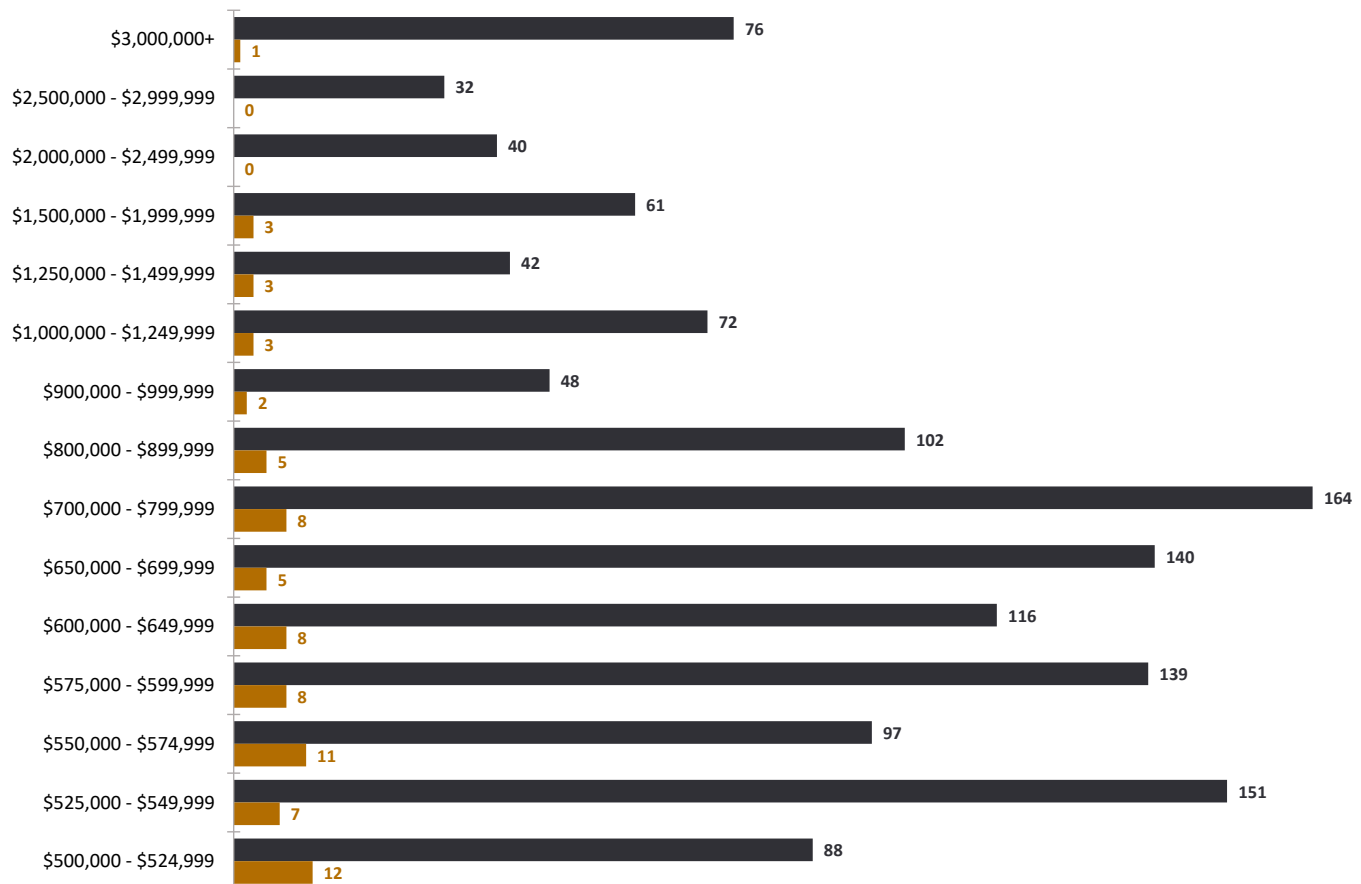
Total Inventory: 1,368

Total Sales: 76

Total Sales Ratio²: 6%

Buyer's Market

Inventory Sales



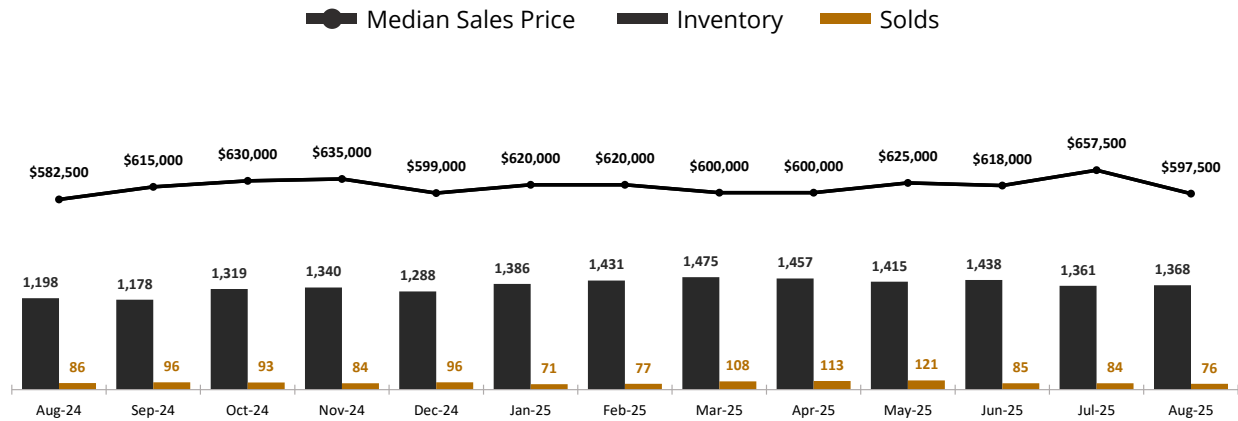
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$590,000	3	3	73	1291	6%
3,000 - 3,999	\$1,700,000	3	4	3	42	7%
4,000 - 4,999	NA	NA	NA	0	2	0%
5,000 - 5,999	NA	NA	NA	0	1	0%
6,000 - 6,999	NA	NA	NA	0	1	0%
7,000+	NA	NA	NA	0	7	0%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. 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

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024 Aug. 2025
1,198 **1,368**

VARIANCE: **14%**

TOTAL SOLDS

Aug. 2024 Aug. 2025
86 **76**

VARIANCE: **-12%**

SALES PRICE

Aug. 2024 Aug. 2025
\$583k **\$598k**

VARIANCE: **3%**

SALE PRICE PER SQFT.

Aug. 2024 Aug. 2025
\$398 **\$384**

VARIANCE: **-4%**

SALE TO LIST PRICE RATIO

Aug. 2024 Aug. 2025
97.38% **96.07%**

VARIANCE: **-1%**

DAYS ON MARKET

Aug. 2024 Aug. 2025
64 **64**

VARIANCE: **0%**

BROWARD COUNTY MARKET SUMMARY | AUGUST 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **96.07% of list price** in August 2025.
- The most active price band is **\$500,000-\$524,999**, where the sales ratio is **14%**.
- The median luxury sales price for attached homes is **\$597,500**.
- The median days on market for August 2025 was **64** days, remaining the same from August 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.