INSTITUTE *for* LUXURY HOME MARKETING®
by Colibri Real Estate

AUGUST
2025

FT. LAUDERDALE FLORIDA

www.LuxuryHomeMarketing.com

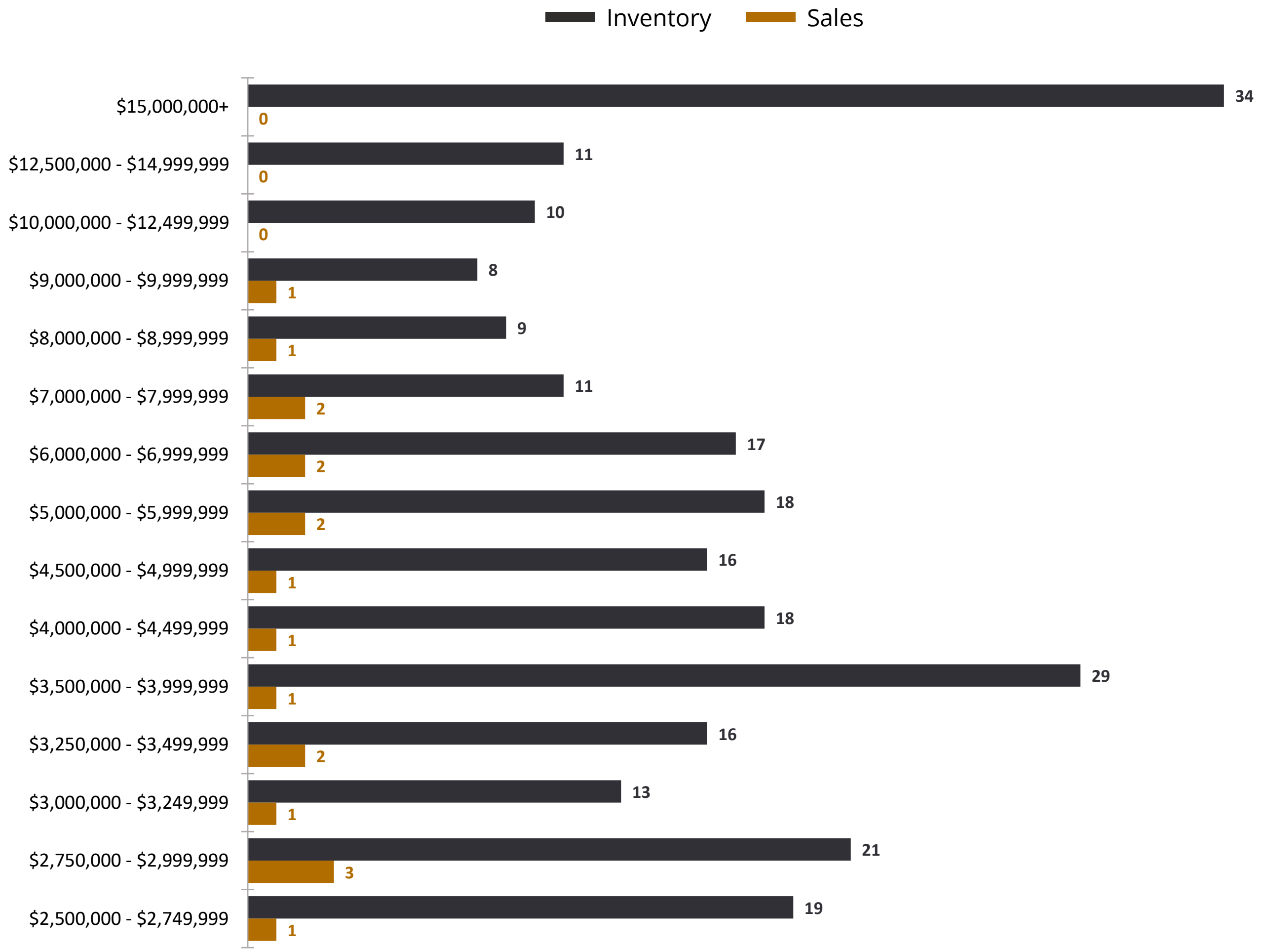
FT. LAUDERDALE

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]: **$2,500,000**

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **250**	*Total Sales:* **18**	*Total Sales Ratio*[2]: **7%**	**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	$3,035,000	4	3	**4**	**40**	**10%**
3,000 - 3,999	$3,102,500	4	5	**4**	**52**	**8%**
4,000 - 4,999	$4,999,500	5	6	**4**	**46**	**9%**
5,000 - 5,999	$6,650,000	5	7	**4**	**27**	**15%**
6,000 - 6,999	$9,250,000	5	7	**1**	**25**	**4%**
7,000+	$8,999,378	4	6	**1**	**46**	**2%**

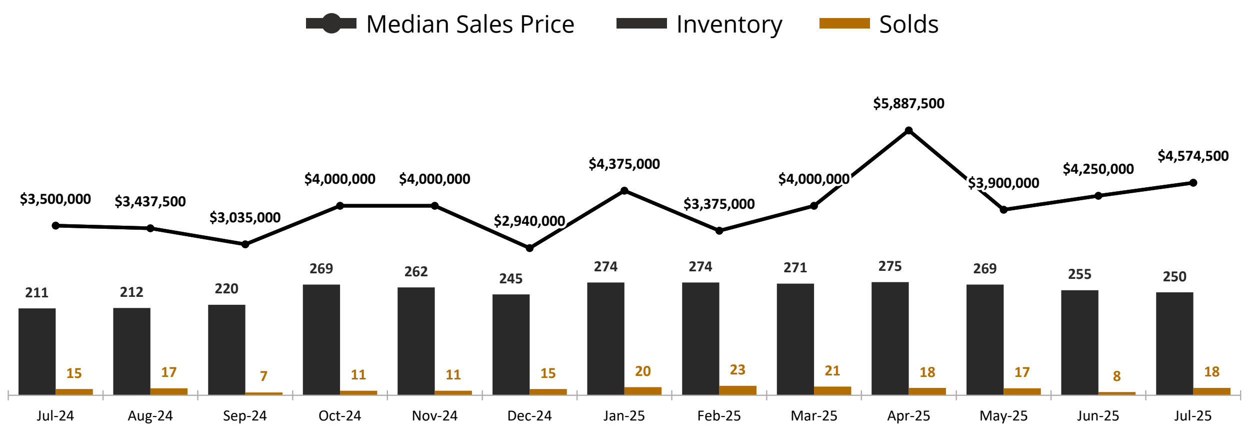
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]*:* **$2,500,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2024	Jul. 2025
211	250

VARIANCE: **18%**

TOTAL SOLDS

Jul. 2024	Jul. 2025
15	18

VARIANCE: **20%**

SALES PRICE

Jul. 2024	Jul. 2025
$3.50m	$4.57m

VARIANCE: **31%**

SALE PRICE PER SQFT.

Jul. 2024	Jul. 2025
$975	$1,110

VARIANCE: **14%**

SALE TO LIST PRICE RATIO

Jul. 2024	Jul. 2025
92.88%	95.42%

VARIANCE: **3%**

DAYS ON MARKET

Jul. 2024	Jul. 2025
117	95

VARIANCE: **-19%**

FT. LAUDERDALE MARKET SUMMARY | JULY 2025

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **95.42% of list price** in July 2025.
- The most active price band is **$7,000,000-$7,999,999**, where the sales ratio is **18%**.
- The median luxury sales price for single-family homes is **$4,574,500**.
- The median days on market for July 2025 was **95** days, down from **117** in July 2024.

[3]Square foot table does not account for listings and solds where square foot data is not disclosed.
[4]Data reported includes Active and Sold properties and does not include Pending properties.

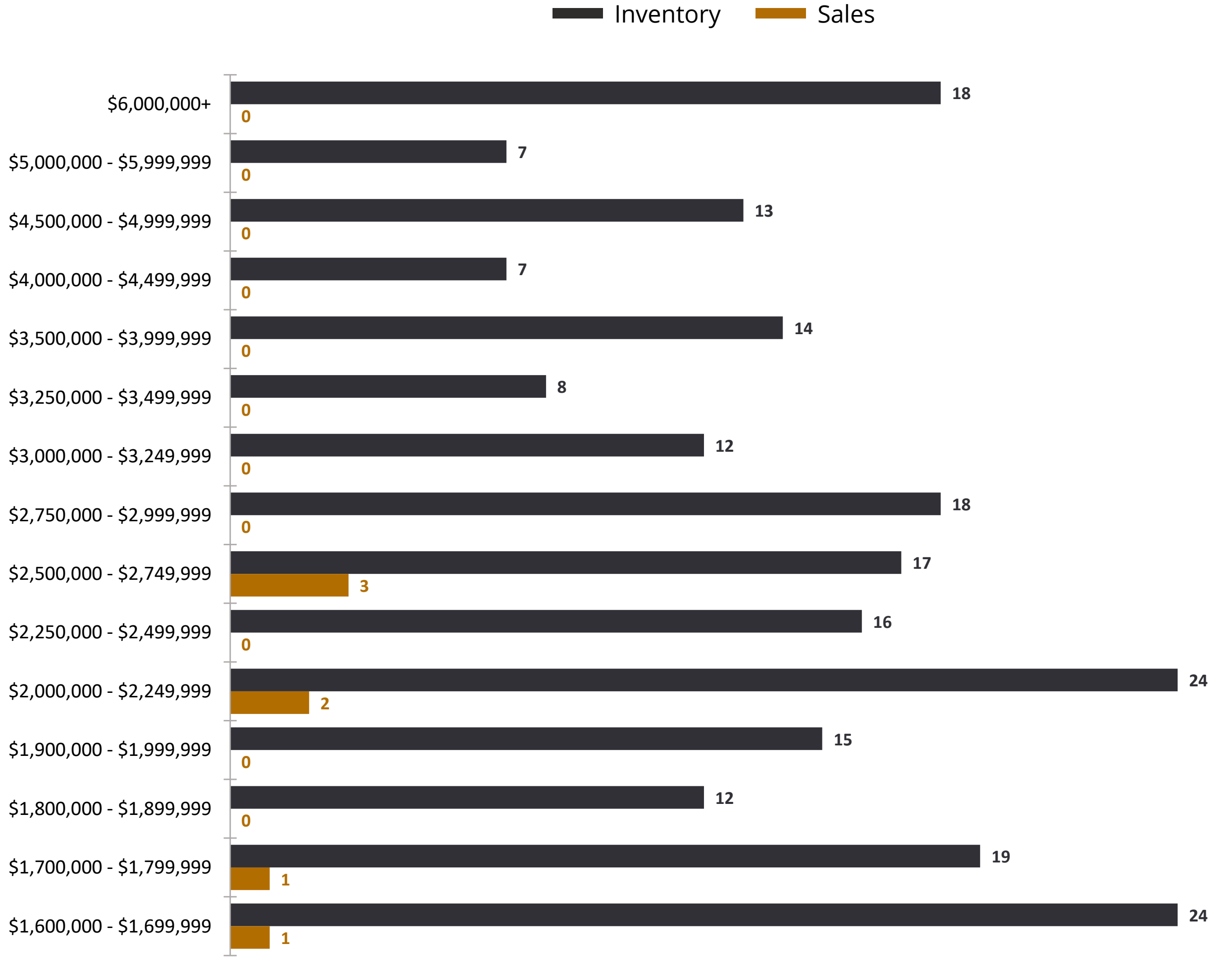
FT. LAUDERDALE

ATTACHED HOMES

Luxury Benchmark Price[1]*:* **$1,600,000**

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **224** | *Total Sales:* **7** | *Total Sales Ratio*[2]*:* **3%** | **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 - 1,499	NA	NA	NA	**0**	**7**	**0%**
1,500 - 1,999	$1,600,000	2	3	**1**	**22**	**5%**
2,000 - 2,499	$2,575,000	3	4	**4**	**52**	**8%**
2,500 - 2,999	$2,200,000	3	4	**1**	**64**	**2%**
3,000 - 3,499	$2,075,000	3	4	**1**	**39**	**3%**
3,500+	NA	NA	NA	**0**	**33**	**0%**

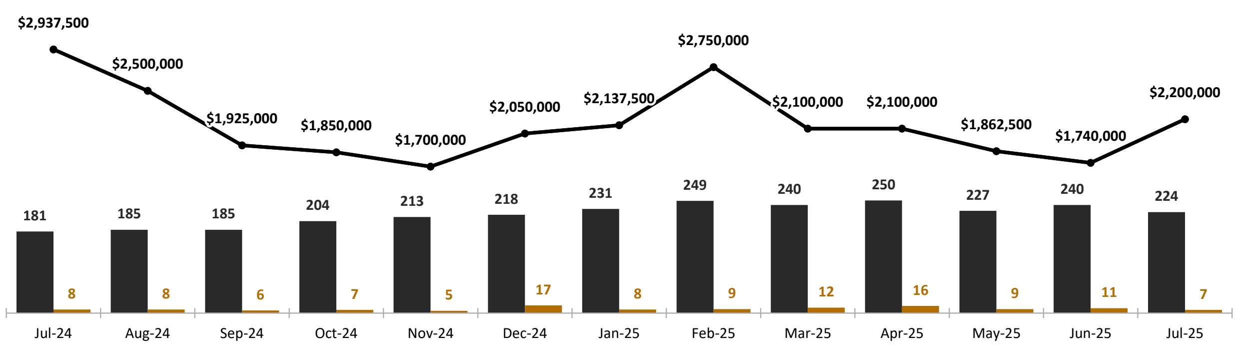
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

ATTACHED HOMES

Luxury Benchmark Price[1]*:* **$1,600,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | JULY

	Jul. 2024	Jul. 2025	Variance
TOTAL INVENTORY	181	224	24%
TOTAL SOLDS	8	7	-13%
SALES PRICE	$2.94m	$2.20m	-25%
SALE PRICE PER SQFT.	$1,045	$857	-18%
SALE TO LIST PRICE RATIO	94.08%	91.48%	-3%
DAYS ON MARKET	82	107	30%

FT. LAUDERDALE MARKET SUMMARY | JULY 2025

- The attached luxury market is a **Buyer's Market** with a **3% Sales Ratio**.
- Homes sold for a median of **91.48% of list price** in July 2025.
- The most active price band is **$2,500,000-$2,749,999**, where the sales ratio is **18%**.
- The median luxury sales price for attached homes is **$2,200,000**.
- The median days on market for July 2025 was **107** days, up from **82** in July 2024.

[3]Square foot table does not account for listings and solds where square foot data is not disclosed.
[4]Data reported includes Active and Sold properties and does not include Pending properties.