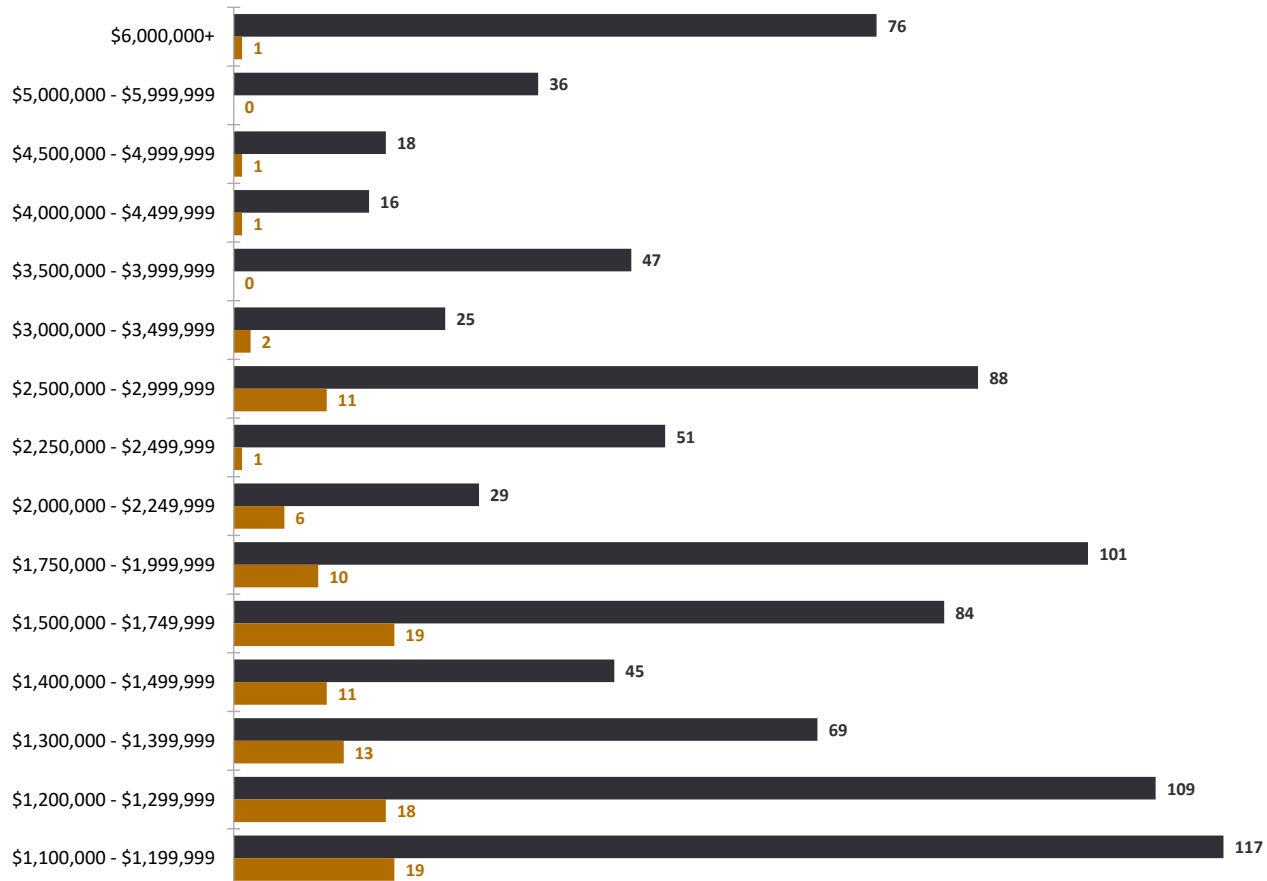


BROWARD COUNTY
FLORIDA
EXCLUDING FT. LAUDERDALE

LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

Total Inventory: 911**Total Sales: 113****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	\$1,252,500	4	3	34	340	10%
3,000 - 3,999	\$1,400,000	5	4	44	242	18%
4,000 - 4,999	\$1,875,000	5	5	24	130	18%
5,000 - 5,999	\$1,830,000	5	6	7	82	9%
6,000 - 6,999	\$1,450,000	7	10	1	36	3%
7,000+	\$3,700,000	8	9	2	56	4%

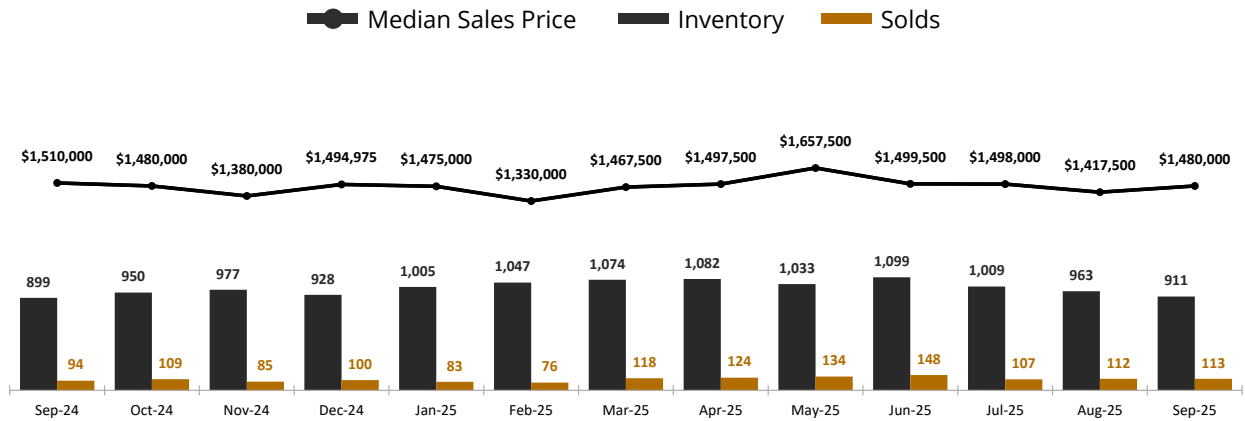
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BROWARD COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | SEPTEMBER

TOTAL INVENTORY

Sept. 2024: **899**
Sept. 2025: **911**

VARIANCE: **1%**

TOTAL SOLDs

Sept. 2024: **94**
Sept. 2025: **113**

VARIANCE: **20%**

SALES PRICE

Sept. 2024: **\$1.51m**
Sept. 2025: **\$1.48m**

VARIANCE: **-2%**

SALE PRICE PER SQFT.

Sept. 2024: **\$478**
Sept. 2025: **\$443**

VARIANCE: **-7%**

SALE TO LIST PRICE RATIO

Sept. 2024: **93.91%**
Sept. 2025: **94.71%**

VARIANCE: **1%**

DAYS ON MARKET

Sept. 2024: **54**
Sept. 2025: **52**

VARIANCE: **-4%**

BROWARD COUNTY MARKET SUMMARY | SEPTEMBER 2025

- The single-family luxury market is a **Balanced Market** with a **12% Sales Ratio**.
- Homes sold for a median of **94.71% of list price** in September 2025.
- The most active price band is **\$1,400,000-\$1,499,999**, where the sales ratio is **24%**.
- The median luxury sales price for single-family homes is **\$1,480,000**.
- The median days on market for September 2025 was **52** days, down from **54** in September 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.

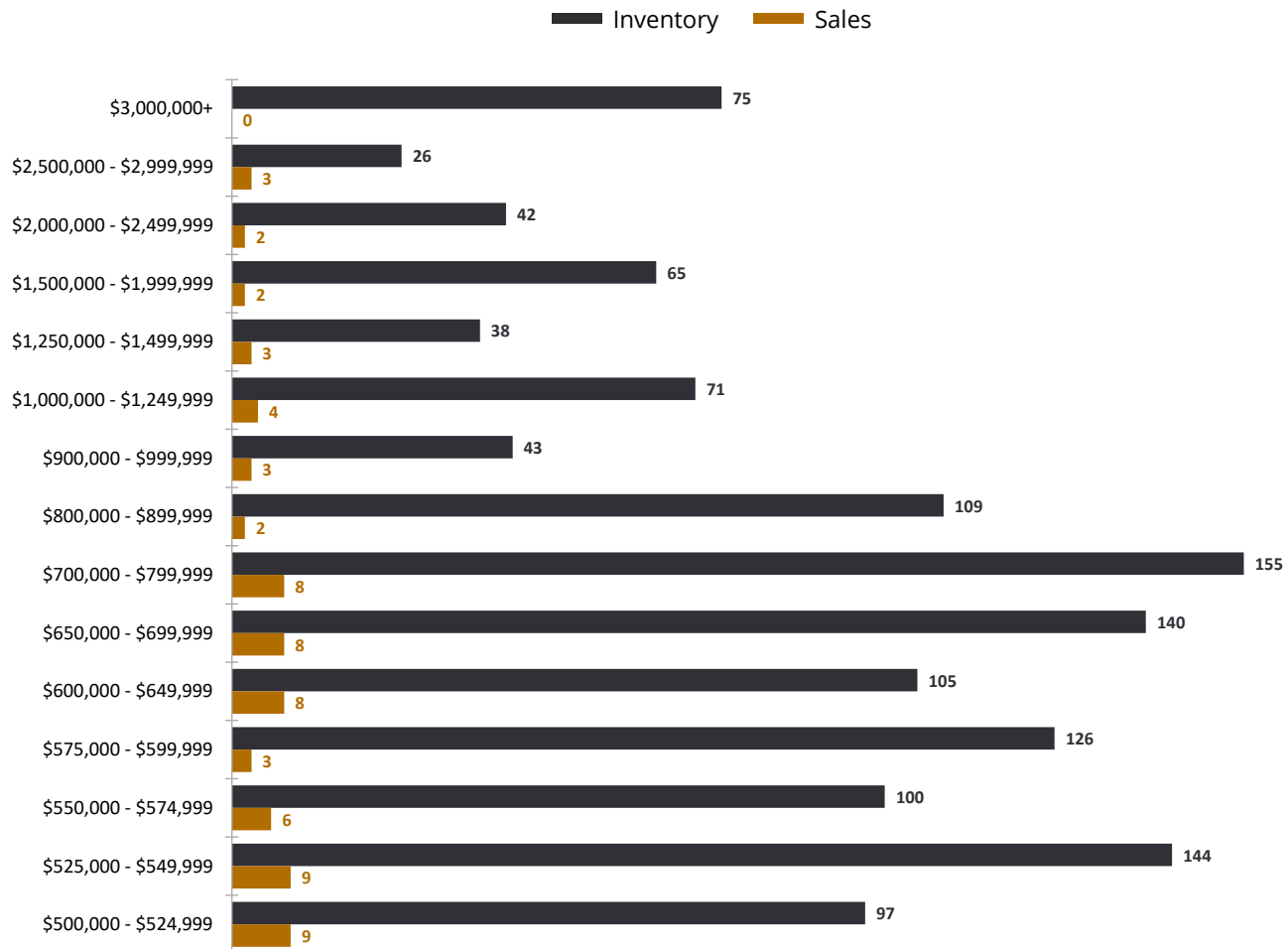
LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

Total Inventory: 1,336

Total Sales: 70

Total Sales Ratio²: 5%

Buyer's Market



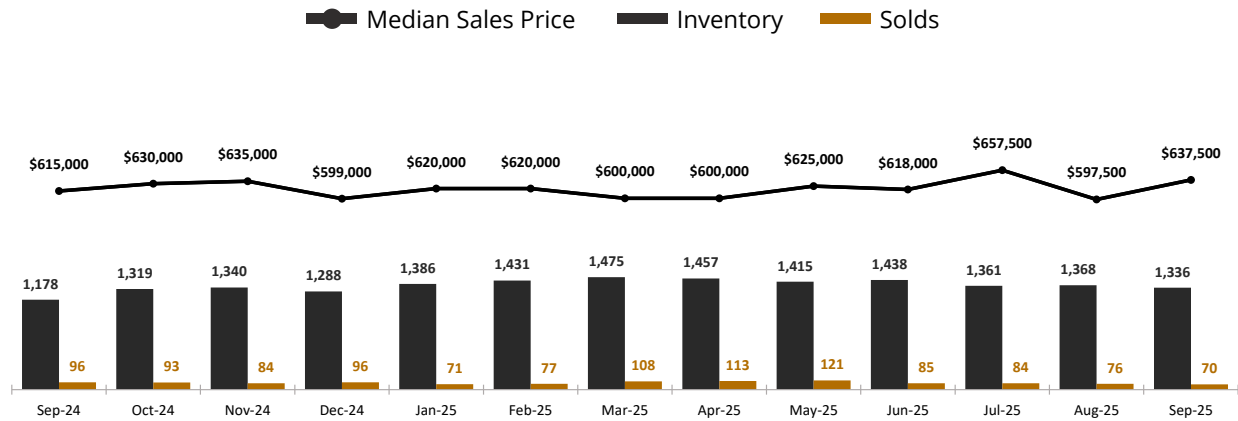
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$622,500	3	3	66	1262	5%
3,000 - 3,999	\$2,390,000	3	4	4	41	10%
4,000 - 4,999	NA	NA	NA	0	2	0%
5,000 - 5,999	NA	NA	NA	0	0	NA
6,000 - 6,999	NA	NA	NA	0	2	0%
7,000+	NA	NA	NA	0	6	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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2024 Sept. 2025
1,178 **1,336**

VARIANCE: **13%**

TOTAL SOLDs

Sept. 2024 Sept. 2025
96 **70**

VARIANCE: **-27%**

SALES PRICE

Sept. 2024 Sept. 2025
\$615k **\$638k**

VARIANCE: **4%**

SALE PRICE PER SQFT.

Sept. 2024 Sept. 2025
\$365 **\$425**

VARIANCE: **16%**

SALE TO LIST PRICE RATIO

Sept. 2024 Sept. 2025
96.92% **95.92%**

VARIANCE: **-1%**

DAYS ON MARKET

Sept. 2024 Sept. 2025
48 **64**

VARIANCE: **33%**

BROWARD COUNTY MARKET SUMMARY | SEPTEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **95.92% of list price** in September 2025.
- The most active price band is **\$2,500,000-\$2,999,999**, where the sales ratio is **12%**.
- The median luxury sales price for attached homes is **\$637,500**.
- The median days on market for September 2025 was **64** days, up from **48** in September 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.