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

OCTOBER
2025

FT. LAUDERDALE
FLORIDA

www.LuxuryHomeMarketing.com

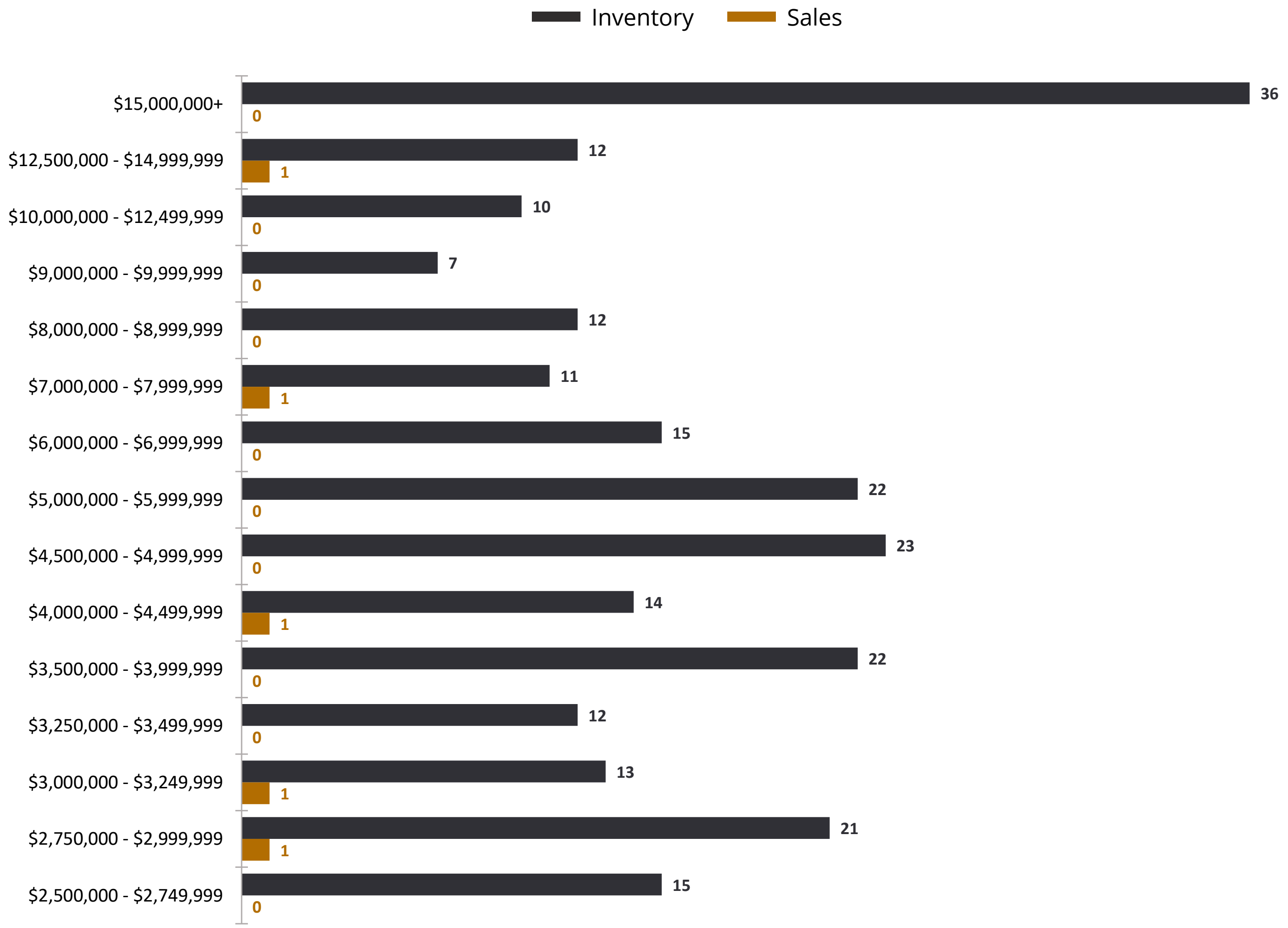
FT. LAUDERDALE

SINGLE-FAMILY HOMES

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

LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

Total Inventory: **245** | *Total Sales:* **5** | *Total Sales Ratio*[2]: **2%** | **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	$2,862,500	3	3	**1**	**30**	**3%**
3,000 - 3,999	$4,000,000	4	5	**1**	**55**	**2%**
4,000 - 4,999	NA	NA	NA	**0**	**50**	**0%**
5,000 - 5,999	$10,650,000	5	7	**2**	**30**	**7%**
6,000 - 6,999	NA	NA	NA	**0**	**25**	**0%**
7,000+	NA	NA	NA	**0**	**47**	**0%**

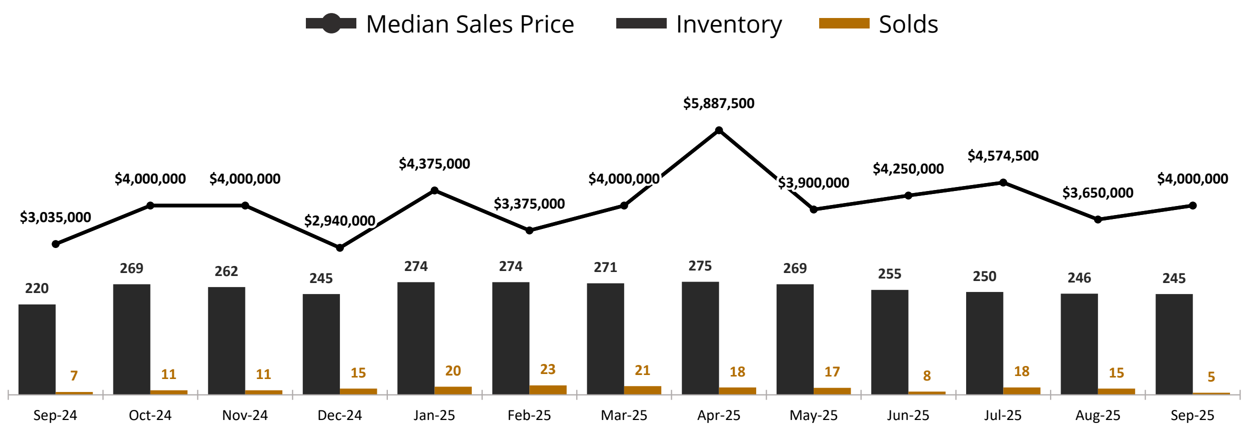
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | SEPTEMBER

TOTAL INVENTORY

Sept. 2024	Sept. 2025
220	245

VARIANCE: **11%**

TOTAL SOLDS

Sept. 2024	Sept. 2025
7	5

VARIANCE: **-29%**

SALES PRICE

Sept. 2024	Sept. 2025
$3.04m	$4.00m

VARIANCE: **32%**

SALE PRICE PER SQFT.

Sept. 2024	Sept. 2025
$913	$1,316

VARIANCE: **44%**

SALE TO LIST PRICE RATIO

Sept. 2024	Sept. 2025
92.59%	89.24%

VARIANCE: **-4%**

DAYS ON MARKET

Sept. 2024	Sept. 2025
89	188

VARIANCE: **111%**

FT. LAUDERDALE MARKET SUMMARY | SEPTEMBER 2025

- The single-family luxury market is a **Buyer's Market** with a **2% Sales Ratio**.
- Homes sold for a median of **89.24% of list price** in September 2025.
- The most active price band is **$7,000,000-$7,999,999**, where the sales ratio is **9%**.
- The median luxury sales price for single-family homes is **$4,000,000**.
- The median days on market for September 2025 was **188** days, up from **89** in September 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.

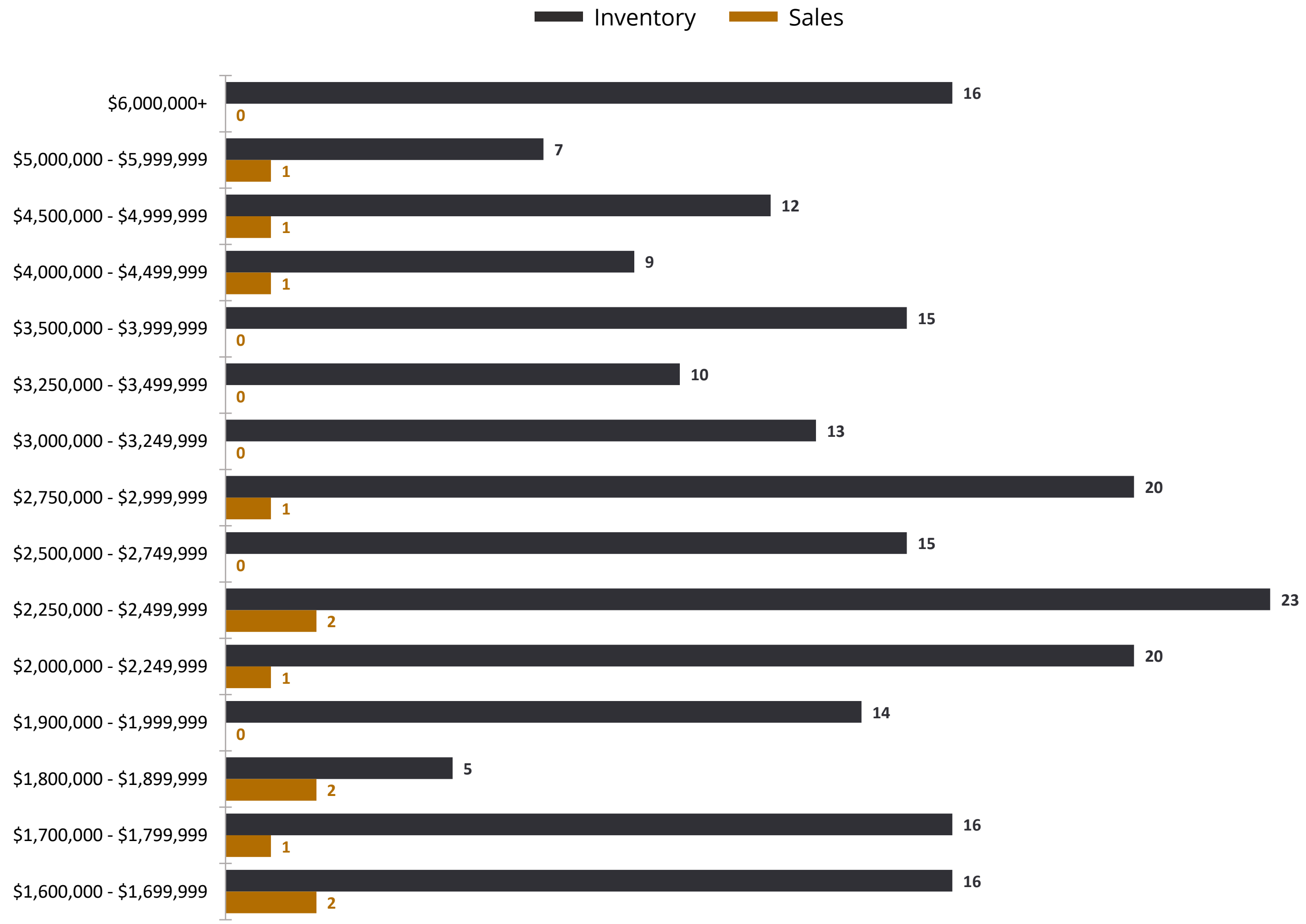
FT. LAUDERDALE

ATTACHED HOMES

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

LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

Total Inventory: **211** | *Total Sales:* **12** | *Total Sales Ratio*[2]*:* **6%** | **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	NA	NA	NA	**0**	**23**	**0%**
2,000 - 2,499	$3,255,208	3	3	**2**	**48**	**4%**
2,500 - 2,999	$1,830,500	3	4	**5**	**56**	**9%**
3,000 - 3,499	$2,395,000	4	5	**1**	**36**	**3%**
3,500+	$3,850,000	5	4	**4**	**32**	**13%**

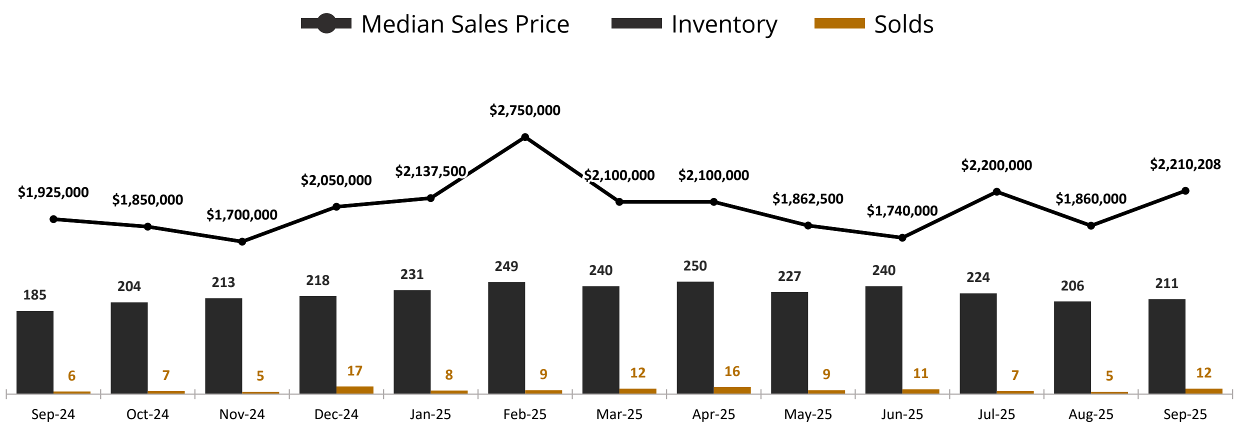
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

FT. LAUDERDALE

ATTACHED HOMES

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

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | SEPTEMBER

TOTAL INVENTORY

Sept. 2024	Sept. 2025
185	211

VARIANCE: **14%**

TOTAL SOLDS

Sept. 2024	Sept. 2025
6	12

VARIANCE: **100%**

SALES PRICE

Sept. 2024	Sept. 2025
$1.93m	$2.21m

VARIANCE: **15%**

SALE PRICE PER SQFT.

Sept. 2024	Sept. 2025
$784	$723

VARIANCE: **-8%**

SALE TO LIST PRICE RATIO

Sept. 2024	Sept. 2025
91.16%	92.84%

VARIANCE: **2%**

DAYS ON MARKET

Sept. 2024	Sept. 2025
148	94

VARIANCE: **-36%**

FT. LAUDERDALE MARKET SUMMARY | SEPTEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **92.84% of list price** in September 2025.
- The most active price band is **$1,800,000-$1,899,999**, where the sales ratio is **40%**.
- The median luxury sales price for attached homes is **$2,210,208**.
- The median days on market for September 2025 was **94** days, down from **148** in September 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.