



BROWARD COUNTY
FLORIDA
EXCLUDING FT. LAUDERDALE

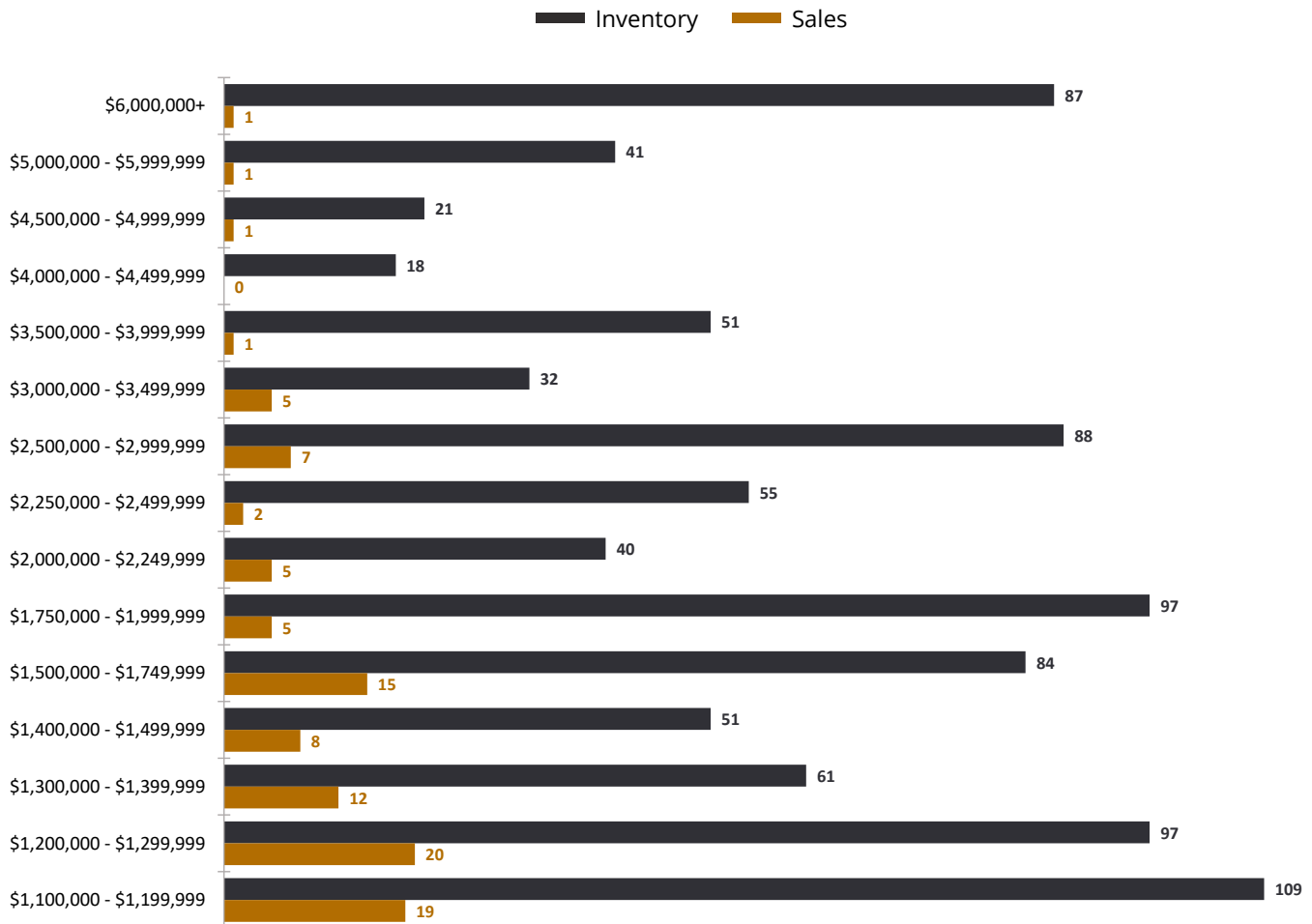
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **932**

Total Sales: **102**

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	\$1,261,000	4	3	28	320	9%
3,000 - 3,999	\$1,300,000	5	4	45	251	18%
4,000 - 4,999	\$1,950,000	5	5	15	148	10%
5,000 - 5,999	\$2,750,000	6	6	5	90	6%
6,000 - 6,999	\$3,200,000	5	8	3	39	8%
7,000+	\$3,850,000	7	8	4	61	7%

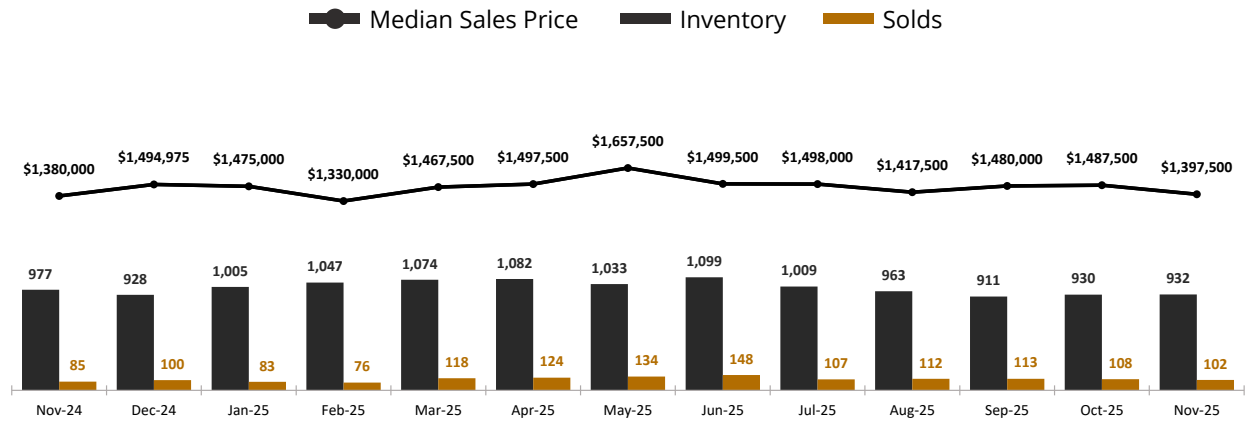
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

BROWARD COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024: 977
Nov. 2025: 932

VARIANCE: **-5%**

TOTAL SOLDS

Nov. 2024: 85
Nov. 2025: 102

VARIANCE: **20%**

SALES PRICE

Nov. 2024: \$1.38m
Nov. 2025: \$1.40m

VARIANCE: **1%**

SALE PRICE PER SQFT.

Nov. 2024: \$443
Nov. 2025: \$430

VARIANCE: **-3%**

SALE TO LIST PRICE RATIO

Nov. 2024: 94.71%
Nov. 2025: 94.93%

VARIANCE: **0%**

DAYS ON MARKET

Nov. 2024: 82
Nov. 2025: 52

VARIANCE: **-37%**

BROWARD COUNTY MARKET SUMMARY | NOVEMBER 2025

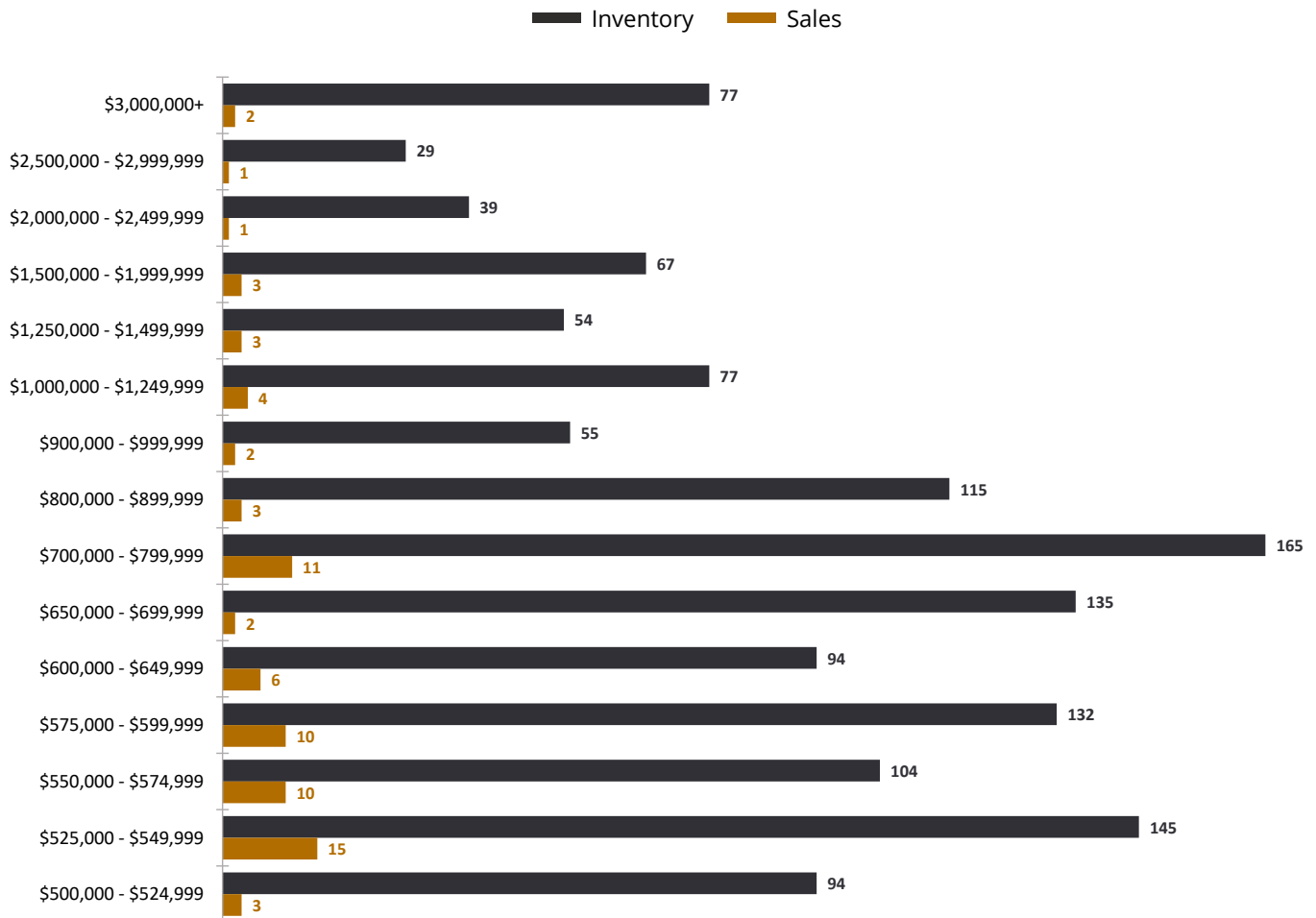
- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **94.93% of list price** in November 2025.
- The most active price band is **\$1,200,000-\$1,299,999**, where the sales ratio is **21%**.
- The median luxury sales price for single-family homes is **\$1,397,500**.
- The median days on market for November 2025 was **52** days, down from **82** in November 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 | NOVEMBER 2025

Total Inventory: 1,382 **Total Sales: 76** **Total Sales Ratio²: 5%** **Buyer's Market**



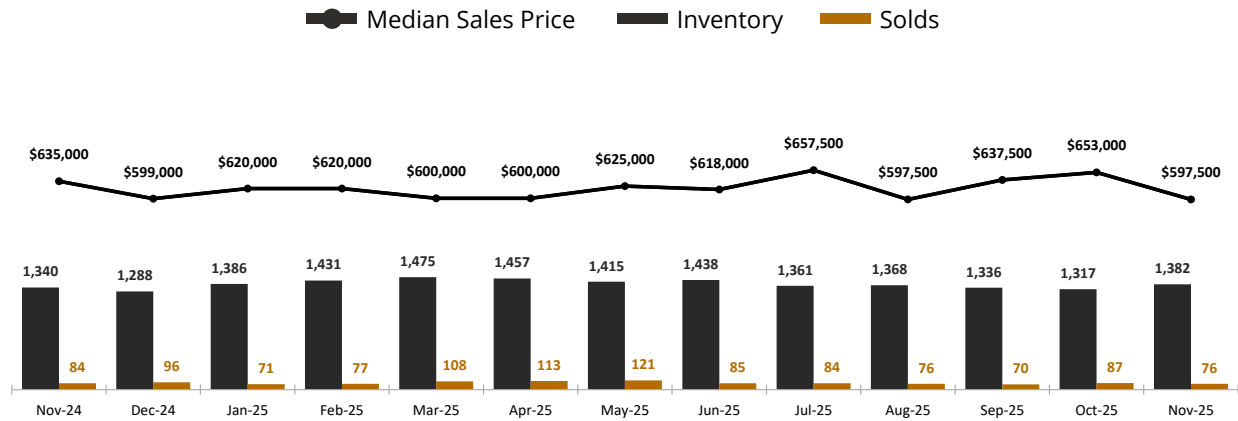
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$595,000	3	3	74	1286	6%
3,000 - 3,999	\$3,087,500	4	5	2	50	4%
4,000 - 4,999	NA	NA	NA	0	4	0%
5,000 - 5,999	NA	NA	NA	0	3	0%
6,000 - 6,999	NA	NA	NA	0	2	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 | NOVEMBER

TOTAL INVENTORY

Nov. 2024: 1,340
Nov. 2025: 1,382

VARIANCE: **3%**

TOTAL SOLDS

Nov. 2024: 84
Nov. 2025: 76

VARIANCE: **-10%**

SALES PRICE

Nov. 2024: \$635k
Nov. 2025: \$598k

VARIANCE: **-6%**

SALE PRICE PER SQFT.

Nov. 2024: \$396
Nov. 2025: \$432

VARIANCE: **9%**

SALE TO LIST PRICE RATIO

Nov. 2024: 96.75%
Nov. 2025: 96.68%

VARIANCE: **0%**

DAYS ON MARKET

Nov. 2024: 59
Nov. 2025: 63

VARIANCE: **7%**

BROWARD COUNTY MARKET SUMMARY | NOVEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **96.68% of list price** in November 2025.
- The most active price band is **\$525,000-\$549,999**, where the sales ratio is **10%**.
- The median luxury sales price for attached homes is **\$597,500**.
- The median days on market for November 2025 was **63** days, up from **59** in November 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.