



BROWARD COUNTY
FLORIDA
EXCLUDING FT. LAUDERDALE

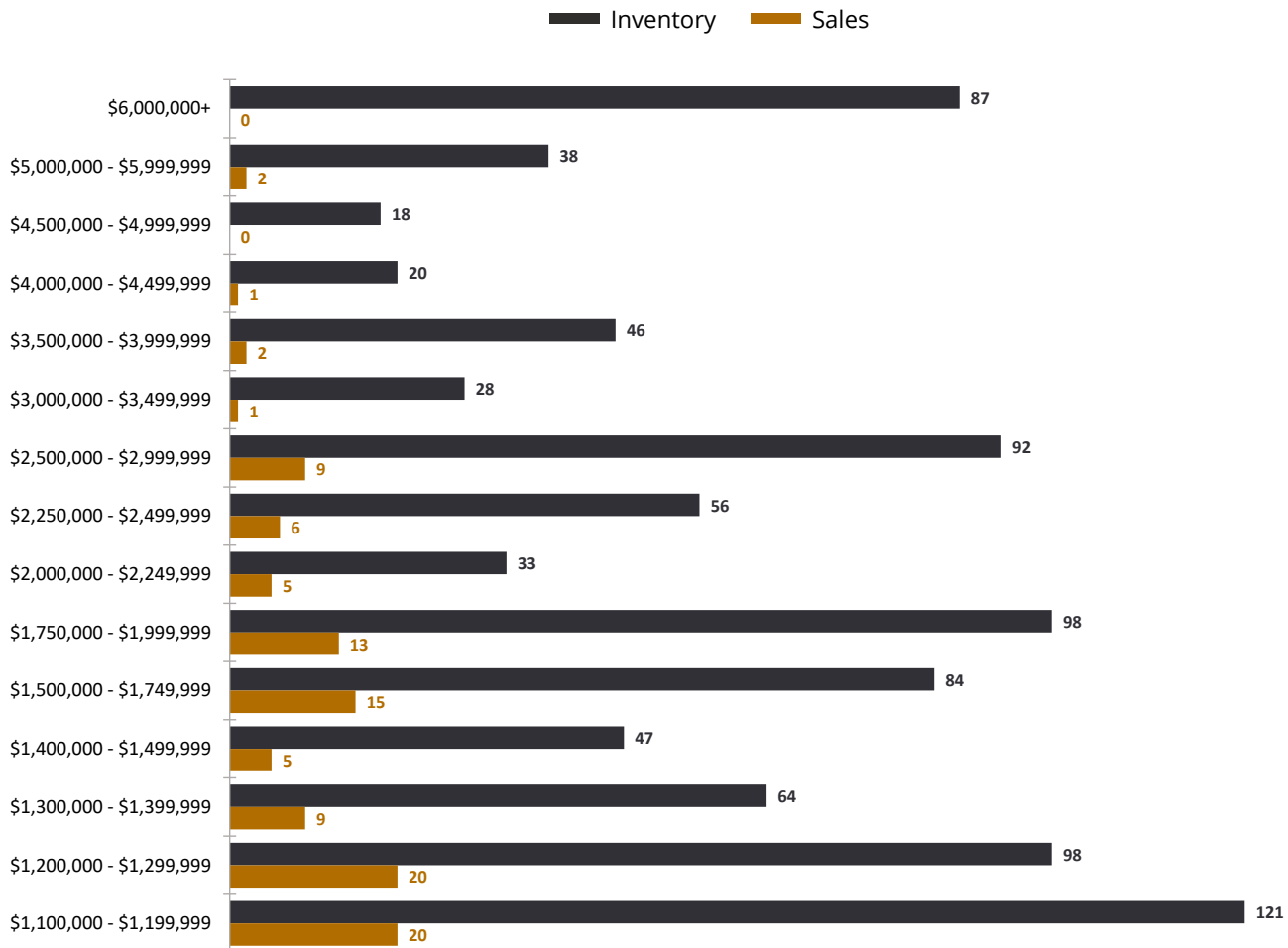
LUXURY INVENTORY VS. SALES | OCTOBER 2025

Total Inventory: 930

Total Sales: 108

Total Sales Ratio²: 12%

Balanced 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	\$1,325,000	4	3	38	334	11%
3,000 - 3,999	\$1,275,000	5	4	35	248	14%
4,000 - 4,999	\$1,975,000	5	5	26	140	19%
5,000 - 5,999	\$2,575,000	6	6	4	88	5%
6,000 - 6,999	\$2,550,000	6	7	3	36	8%
7,000+	\$5,400,000	8	9	1	62	2%

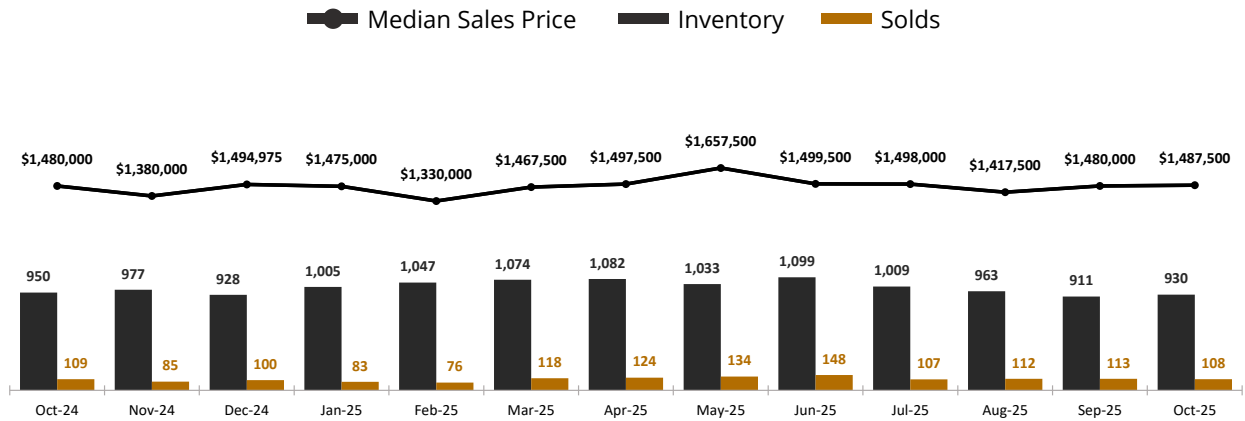
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BROWARD COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | OCTOBER

TOTAL INVENTORY

Oct. 2024: 950
Oct. 2025: 930

VARIANCE: **-2%**

TOTAL SOLDS

Oct. 2024: 109
Oct. 2025: 108

VARIANCE: **-1%**

SALES PRICE

Oct. 2024: \$1.48m
Oct. 2025: \$1.49m

VARIANCE: **1%**

SALE PRICE PER SQFT.

Oct. 2024: \$415
Oct. 2025: \$469

VARIANCE: **13%**

SALE TO LIST PRICE RATIO

Oct. 2024: 94.32%
Oct. 2025: 93.41%

VARIANCE: **-1%**

DAYS ON MARKET

Oct. 2024: 72
Oct. 2025: 70

VARIANCE: **-3%**

BROWARD COUNTY MARKET SUMMARY | OCTOBER 2025

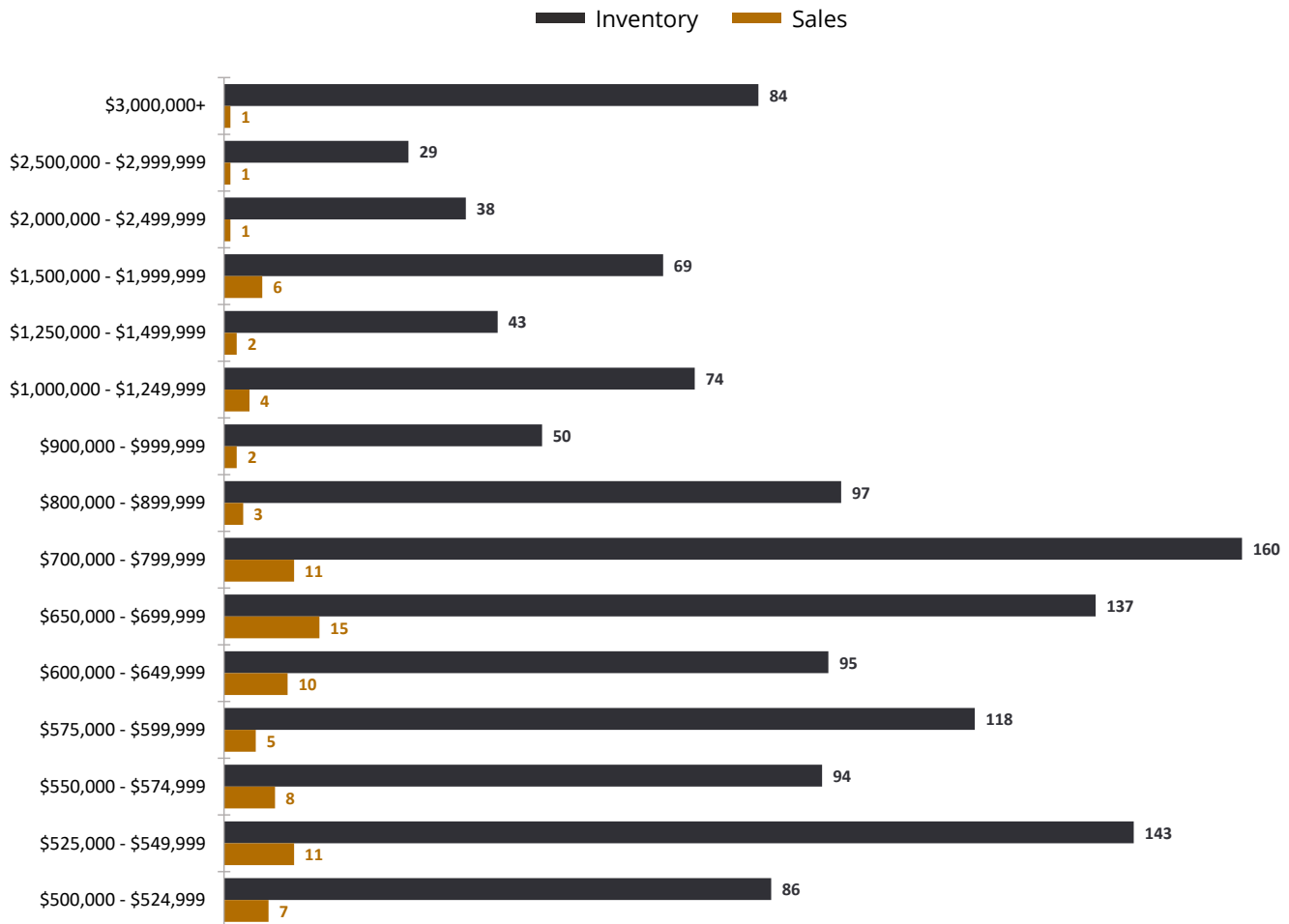
- The single-family luxury market is a **Balanced Market** with a **12% Sales Ratio**.
- Homes sold for a median of **93.41% of list price** in October 2025.
- The most active price band is **\$1,200,000-\$1,299,999**, where the sales ratio is **20%**.
- The median luxury sales price for single-family homes is **\$1,487,500**.
- The median days on market for October 2025 was **70** days, down from **72** in October 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 | OCTOBER 2025

Total Inventory: 1,317 **Total Sales: 87** **Total Sales Ratio²: 7%** **Buyer's Market**



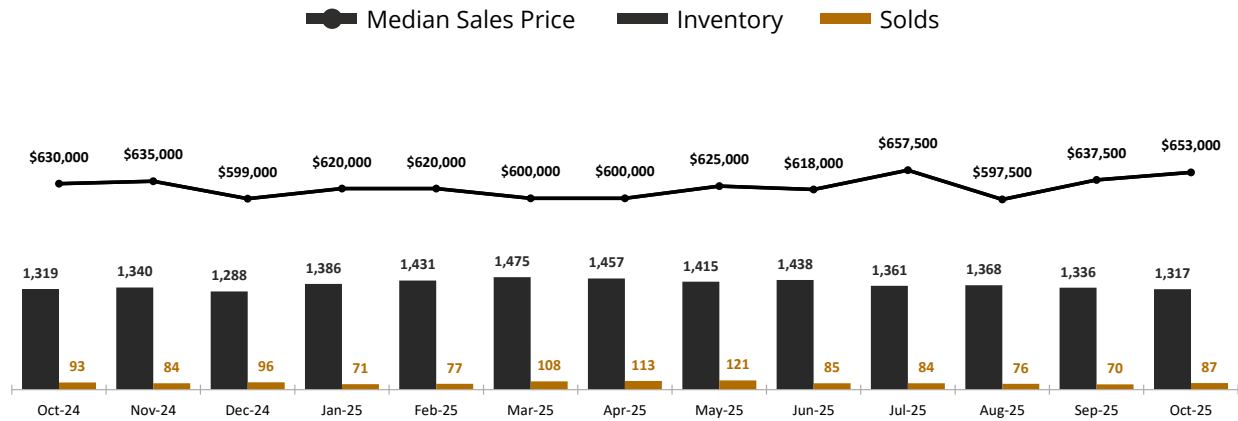
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$638,000	3	3	82	1235	7%
3,000 - 3,999	\$2,162,500	4	4	4	45	9%
4,000 - 4,999	\$1,500,000	4	3	1	3	33%
5,000 - 5,999	NA	NA	NA	0	3	0%
6,000 - 6,999	NA	NA	NA	0	2	0%
7,000+	NA	NA	NA	0	6	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 | OCTOBER

TOTAL INVENTORY

Oct. 2024 Oct. 2025
1,319 1,317

VARIANCE: **0%**

TOTAL SOLDS

Oct. 2024 Oct. 2025
93 87

VARIANCE: **-6%**

SALES PRICE

Oct. 2024 Oct. 2025
\$630k \$653k

VARIANCE: **4%**

SALE PRICE PER SQFT.

Oct. 2024 Oct. 2025
\$405 \$376

VARIANCE: **-7%**

SALE TO LIST PRICE RATIO

Oct. 2024 Oct. 2025
95.92% 96.25%

VARIANCE: **0%**

DAYS ON MARKET

Oct. 2024 Oct. 2025
77 57

VARIANCE: **-26%**

BROWARD COUNTY MARKET SUMMARY | OCTOBER 2025

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **96.25% of list price** in October 2025.
- The most active price band is **\$650,000-\$699,999**, where the sales ratio is **11%**.
- The median luxury sales price for attached homes is **\$653,000**.
- The median days on market for October 2025 was **57** days, down from **77** in October 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.