

FT. LAUDERDALE  
FLORIDA

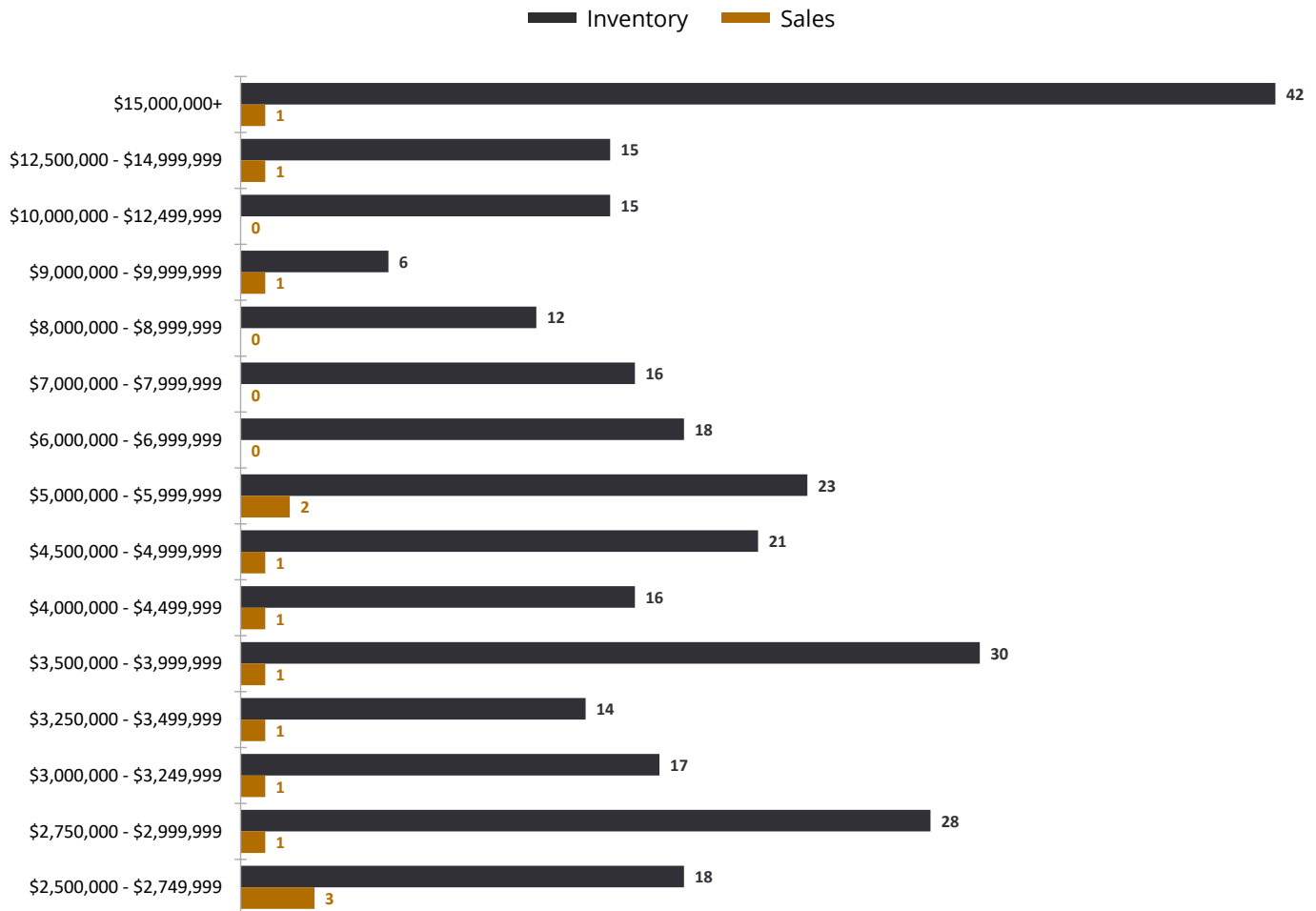
### LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **291**

Total Sales: **14**

Total Sales Ratio<sup>2</sup>: **5%**

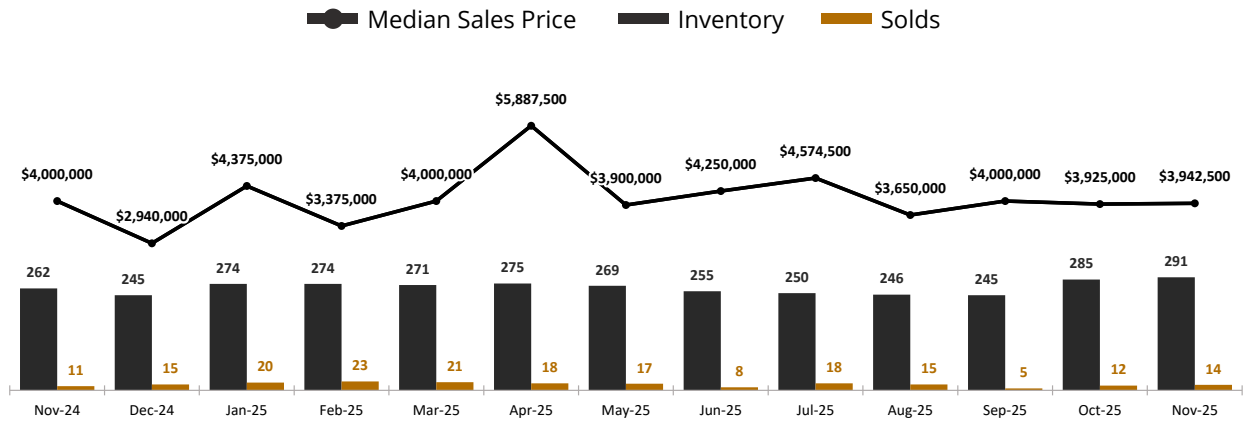
Buyer's Market



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$2,689,600	4	3	4	35	11%
3,000 - 3,999	\$3,515,000	4	4	5	71	7%
4,000 - 4,999	\$5,375,000	5	6	2	60	3%
5,000 - 5,999	NA	NA	NA	0	33	0%
6,000 - 6,999	\$9,500,000	7	8	1	27	4%
7,000+	\$20,200,000	5	10	2	57	4%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>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.

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | NOVEMBER

#### TOTAL INVENTORY

Nov. 2024: **262**  
Nov. 2025: **291**

VARIANCE: **11%**

#### TOTAL SOLDS

Nov. 2024: **11**  
Nov. 2025: **14**

VARIANCE: **27%**

#### SALES PRICE

Nov. 2024: **\$4.00m**  
Nov. 2025: **\$3.94m**

VARIANCE: **-1%**

#### SALE PRICE PER SQFT.

Nov. 2024: **\$1,091**  
Nov. 2025: **\$1,176**

VARIANCE: **8%**

#### SALE TO LIST PRICE RATIO

Nov. 2024: **88.48%**  
Nov. 2025: **92.08%**

VARIANCE: **4%**

#### DAYS ON MARKET

Nov. 2024: **87**  
Nov. 2025: **113**

VARIANCE: **30%**

## FT. LAUDERDALE MARKET SUMMARY | NOVEMBER 2025

- The single-family luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **92.08% of list price** in November 2025.
- The most active price band is **\$2,500,000-\$2,749,999**, where the sales ratio is **17%**.
- The median luxury sales price for single-family homes is **\$3,942,500**.
- The median days on market for November 2025 was **113** days, up from **87** in November 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed.

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

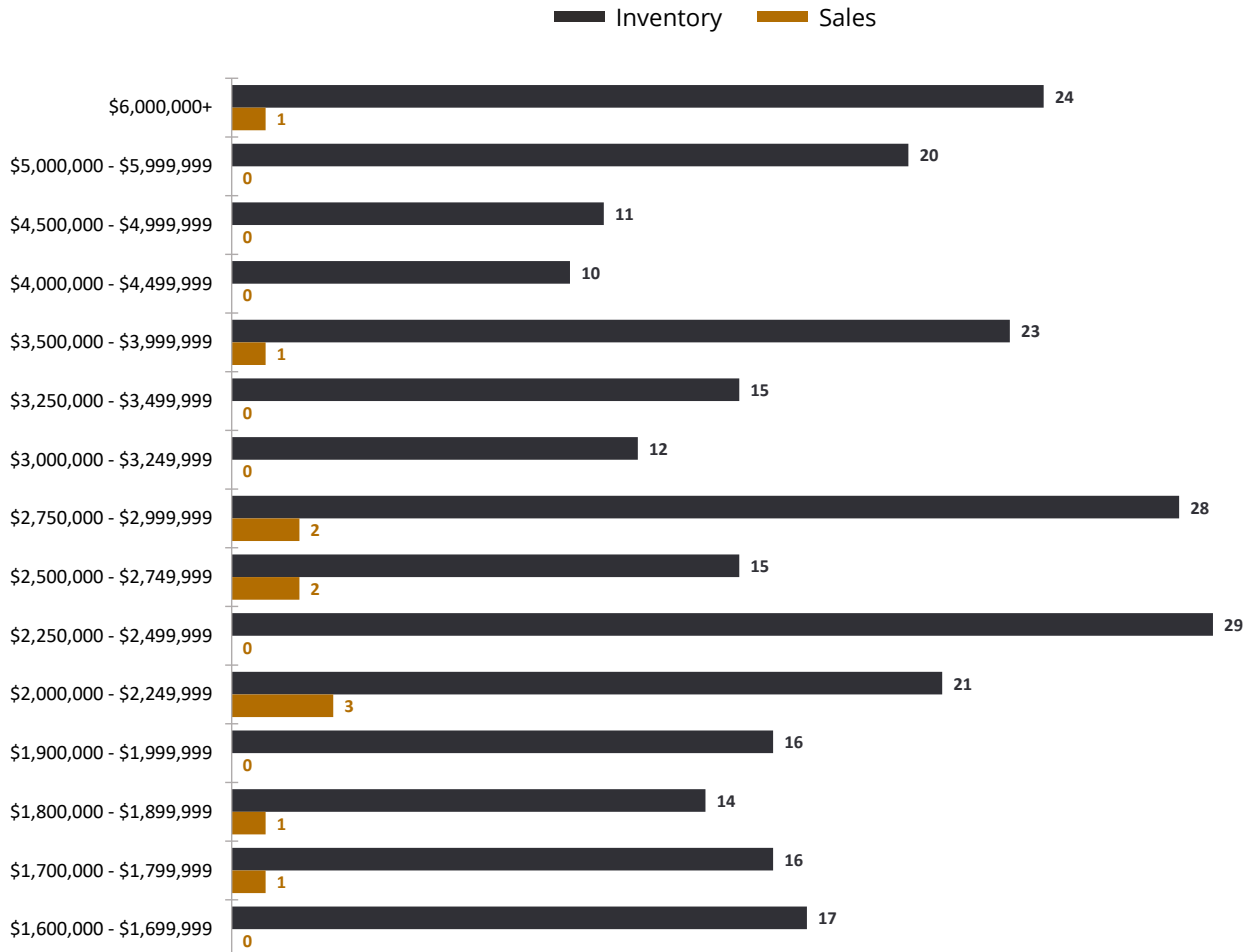
## LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **271**

Total Sales: **11**

Total Sales Ratio<sup>2</sup>: **4%**

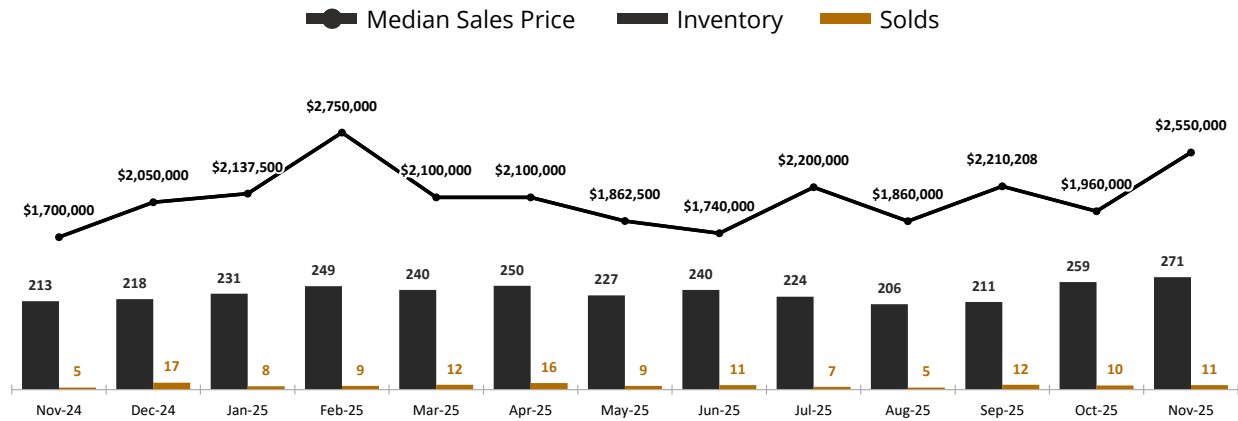
Buyer's Market



Square Feet <sup>3</sup> -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	\$2,137,500	2	3	2	34	6%
2,000 - 2,499	NA	NA	NA	0	66	0%
2,500 - 2,999	\$2,426,000	3	3	4	71	6%
3,000 - 3,499	\$2,525,000	4	5	4	44	9%
3,500+	\$3,775,000	5	7	1	45	2%

<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>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.

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | NOVEMBER

### TOTAL INVENTORY

Nov. 2024: 213  
Nov. 2025: 271

VARIANCE: **27%**

### TOTAL SOLDS

Nov. 2024: 5  
Nov. 2025: 11

VARIANCE: **120%**

### SALES PRICE

Nov. 2024: \$1.70m  
Nov. 2025: \$2.55m

VARIANCE: **50%**

### SALE PRICE PER SQFT.

Nov. 2024: \$822  
Nov. 2025: \$862

VARIANCE: **5%**

### SALE TO LIST PRICE RATIO

Nov. 2024: 94.71%  
Nov. 2025: 89.17%

VARIANCE: **-6%**

### DAYS ON MARKET

Nov. 2024: 177  
Nov. 2025: 99

VARIANCE: **-44%**

## FT. LAUDERDALE MARKET SUMMARY | NOVEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **89.17% of list price** in November 2025.
- The most active price band is **\$2,000,000-\$2,249,999**, where the sales ratio is **14%**.
- The median luxury sales price for attached homes is **\$2,550,000**.
- The median days on market for November 2025 was **99** days, down from **177** in November 2024.

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<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.