

FT. LAUDERDALE
FLORIDA

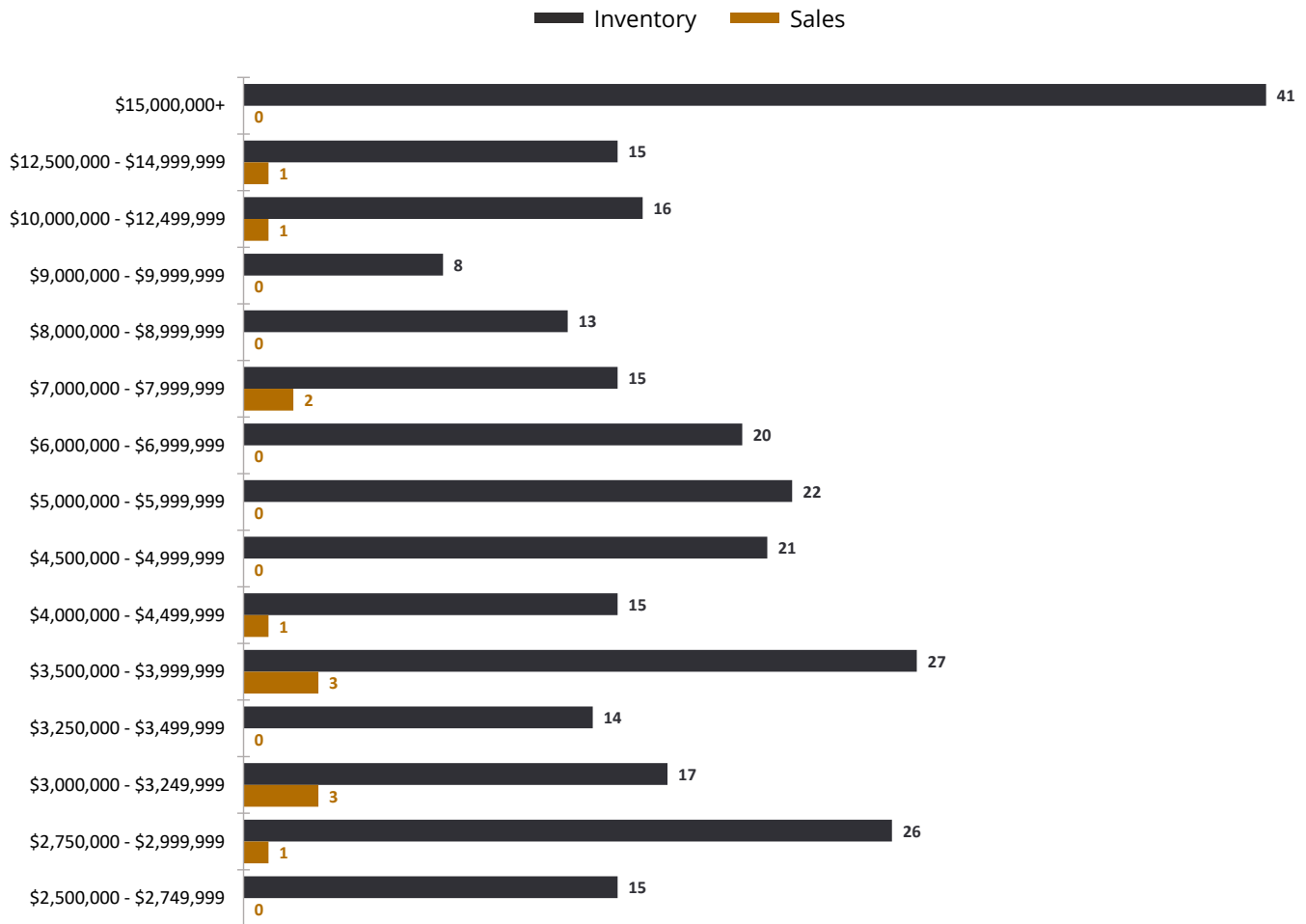
LUXURY INVENTORY VS. SALES | OCTOBER 2025

Total Inventory: **285**

Total Sales: **12**

Total Sales Ratio²: **4%**

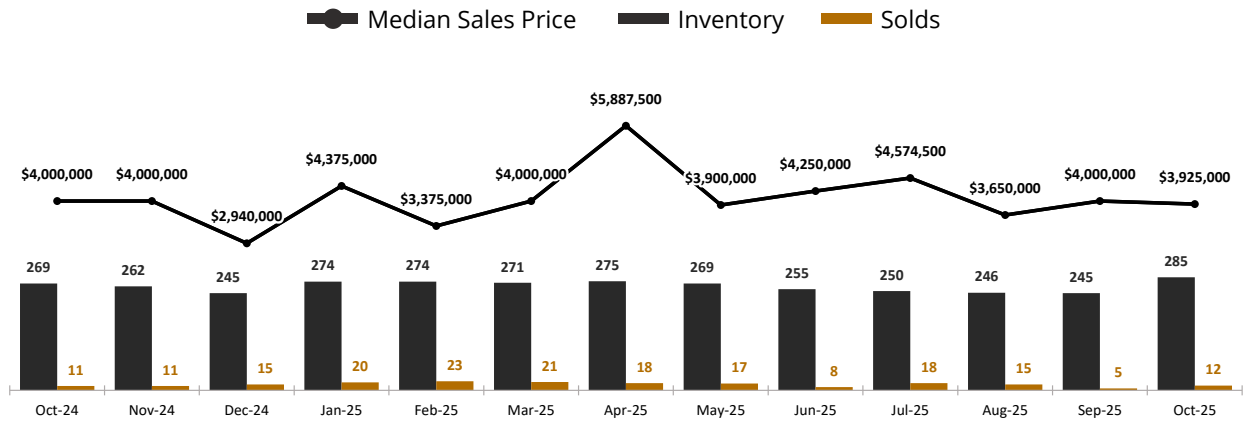
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$2,800,000	4	4	1	30	3%
3,000 - 3,999	\$3,225,000	4	5	3	64	5%
4,000 - 4,999	\$4,000,000	4	4	1	60	2%
5,000 - 5,999	\$3,950,000	6	6	1	35	3%
6,000 - 6,999	\$7,250,000	6	8	3	28	11%
7,000+	\$12,137,500	6	8	2	58	3%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | OCTOBER

TOTAL INVENTORY

Oct. 2024: 269
Oct. 2025: 285

VARIANCE: **6%**

TOTAL SOLDS

Oct. 2024: 11
Oct. 2025: 12

VARIANCE: **9%**

SALES PRICE

Oct. 2024: \$4.00m
Oct. 2025: \$3.93m

VARIANCE: **-2%**

SALE PRICE PER SQFT.

Oct. 2024: \$1,072
Oct. 2025: \$942

VARIANCE: **-12%**

SALE TO LIST PRICE RATIO

Oct. 2024: 94.56%
Oct. 2025: 93.72%

VARIANCE: **-1%**

DAYS ON MARKET

Oct. 2024: 199
Oct. 2025: 124

VARIANCE: **-38%**

FT. LAUDERDALE MARKET SUMMARY | OCTOBER 2025

- The single-family luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **93.72% of list price** in October 2025.
- The most active price band is **\$3,000,000-\$3,249,999**, where the sales ratio is **18%**.
- The median luxury sales price for single-family homes is **\$3,925,000**.
- The median days on market for October 2025 was **124** days, down from **199** 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.

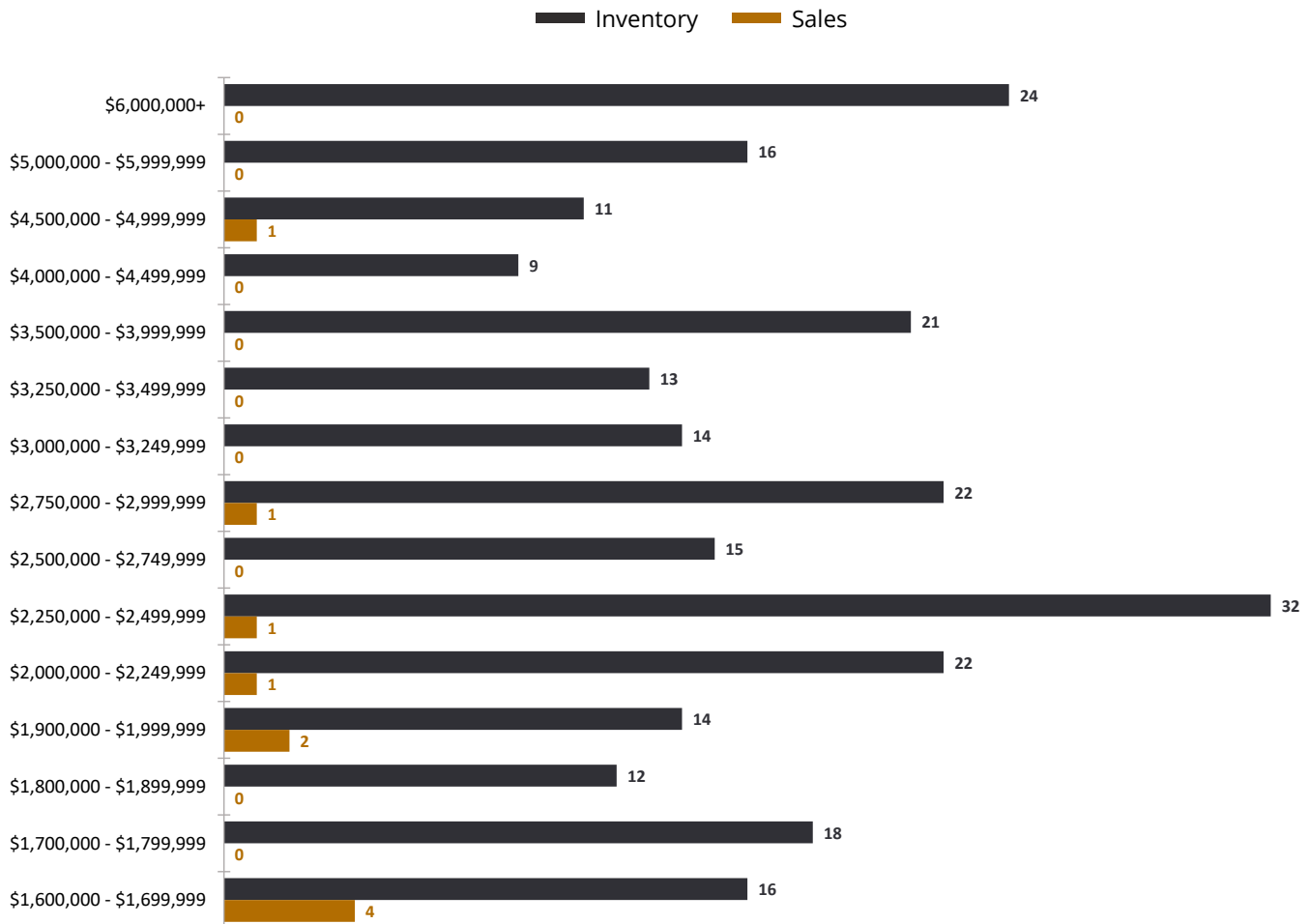
LUXURY INVENTORY VS. SALES | OCTOBER 2025

Total Inventory: **259**

Total Sales: **10**

Total Sales Ratio²: **4%**

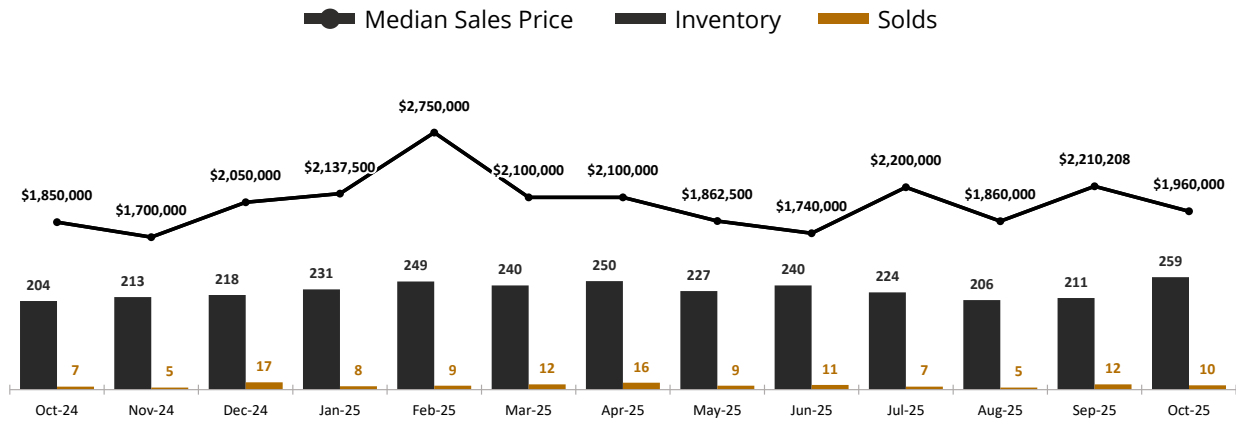
Buyer's Market



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	6	0%
1,500 - 1,999	NA	NA	NA	0	29	0%
2,000 - 2,499	\$1,600,000	3	4	5	64	8%
2,500 - 2,999	\$2,480,000	3	4	2	70	3%
3,000 - 3,499	\$1,987,500	3	4	2	39	5%
3,500+	\$1,995,000	5	5	1	43	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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | OCTOBER

TOTAL INVENTORY

Oct. 2024 Oct. 2025
204 **259**

VARIANCE: **27%**

TOTAL SOLD

Oct. 2024 Oct. 2025
7 **10**

VARIANCE: **43%**

SALES PRICE

Oct. 2024 Oct. 2025
\$1.85m **\$1.96m**

VARIANCE: **6%**

SALE PRICE PER SQFT.

Oct. 2024 Oct. 2025
\$679 **\$738**

VARIANCE: **9%**

SALE TO LIST PRICE RATIO

Oct. 2024 Oct. 2025
92.00% **93.65%**

VARIANCE: **2%**

DAYS ON MARKET

Oct. 2024 Oct. 2025
162 **108**

VARIANCE: **-33%**

FT. LAUDERDALE MARKET SUMMARY | OCTOBER 2025

- The attached luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **93.65% of list price** in October 2025.
- The most active price band is **\$1,600,000-\$1,699,999**, where the sales ratio is **25%**.
- The median luxury sales price for attached homes is **\$1,960,000**.
- The median days on market for October 2025 was **108** days, down from **162** 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.