

INSTITUTE *for*  
LUXURY HOME  
MARKETING®

by Colibri Real Estate

JANUARY  
2026



BROWARD COUNTY  
FLORIDA  
EXCLUDING FT. LAUDERDALE

[www.LuxuryHomeMarketing.com](http://www.LuxuryHomeMarketing.com)

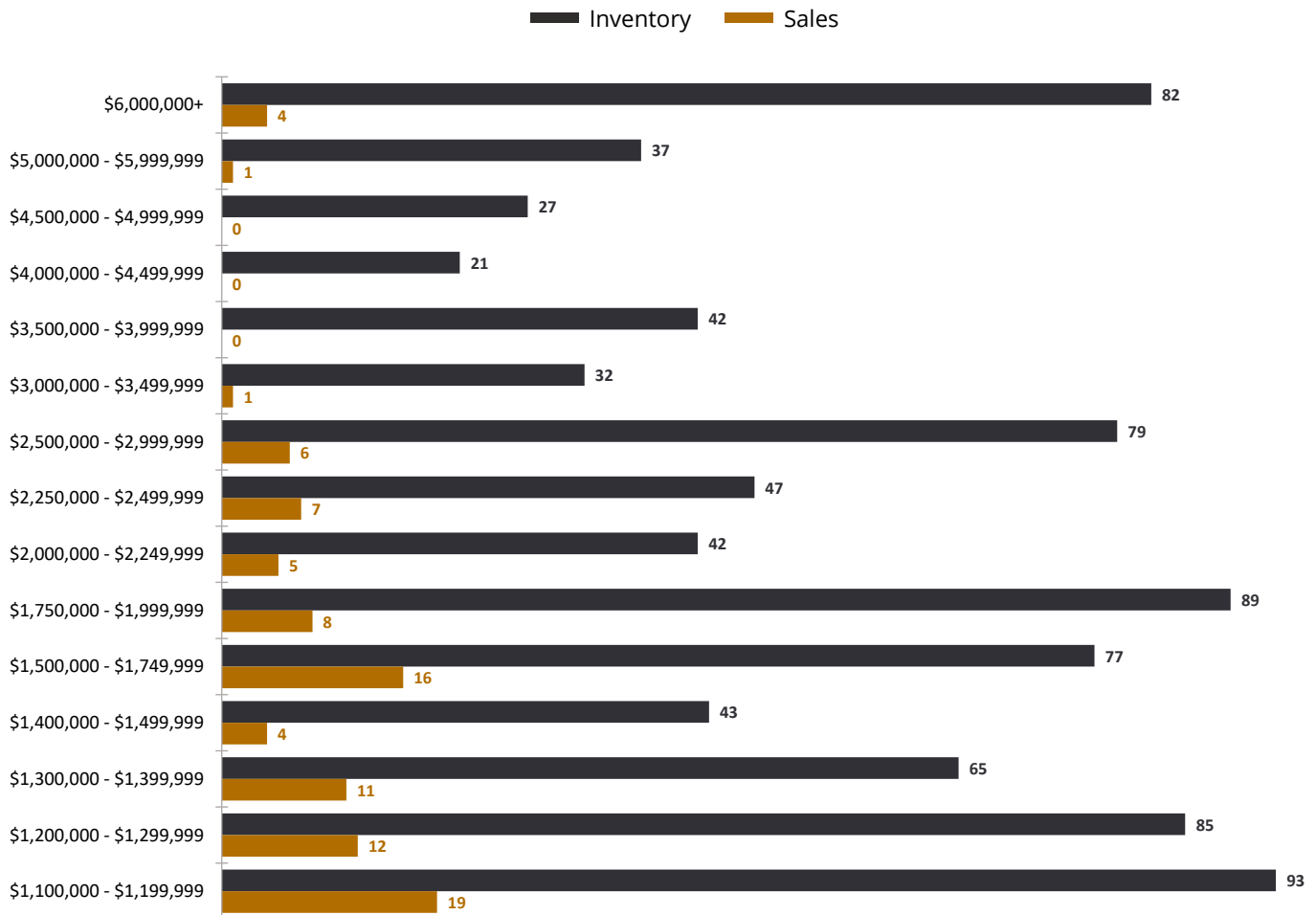
### LUXURY INVENTORY VS. SALES | DECEMBER 2025

Total Inventory: **861**

Total Sales: **94**

Total Sales Ratio<sup>2</sup>: **11%**

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	\$1,325,000	3	3	37	299	12%
3,000 - 3,999	\$1,325,000	5	4	29	222	13%
4,000 - 4,999	\$1,605,000	5	5	14	131	11%
5,000 - 5,999	\$2,495,000	5	6	8	87	9%
6,000 - 6,999	\$5,621,363	6	7	2	33	6%
7,000+	\$7,542,875	7	9	4	62	6%

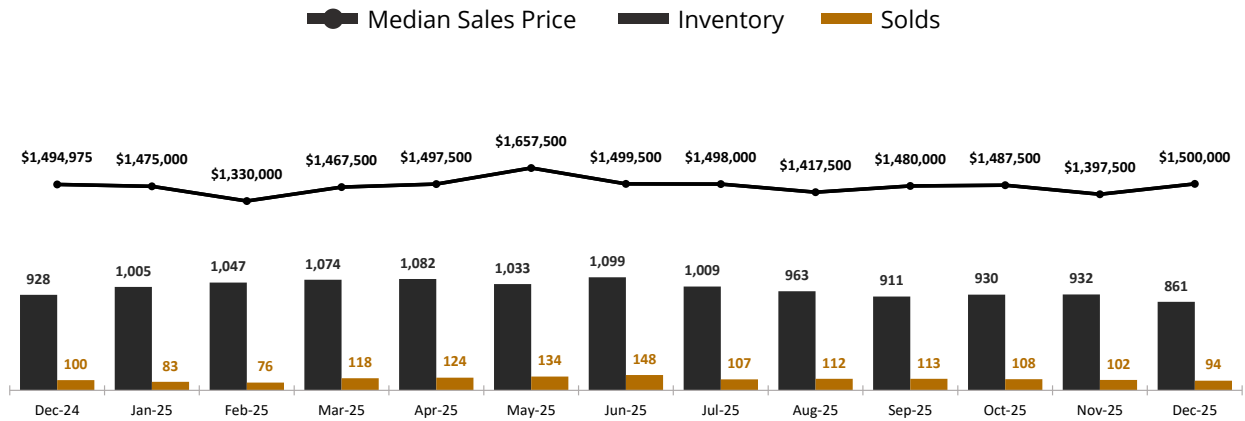
<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.

# BROWARD COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price<sup>1</sup>: **\$1,100,000**

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



## MEDIAN DATA REVIEW | DECEMBER

### TOTAL INVENTORY

Dec. 2024	Dec. 2025
928	861

VARIANCE: **-7%**

### TOTAL SOLDS

Dec. 2024	Dec. 2025
100	94

VARIANCE: **-6%**

### SALES PRICE

Dec. 2024	Dec. 2025
\$1.49m	\$1.50m

VARIANCE: **0%**

### SALE PRICE PER SQFT.

Dec. 2024	Dec. 2025
\$449	\$477

VARIANCE: **6%**

### SALE TO LIST PRICE RATIO

Dec. 2024	Dec. 2025
95.04%	94.37%

VARIANCE: **-1%**

### DAYS ON MARKET

Dec. 2024	Dec. 2025
55	58

VARIANCE: **5%**

## BROWARD COUNTY MARKET SUMMARY | DECEMBER 2025

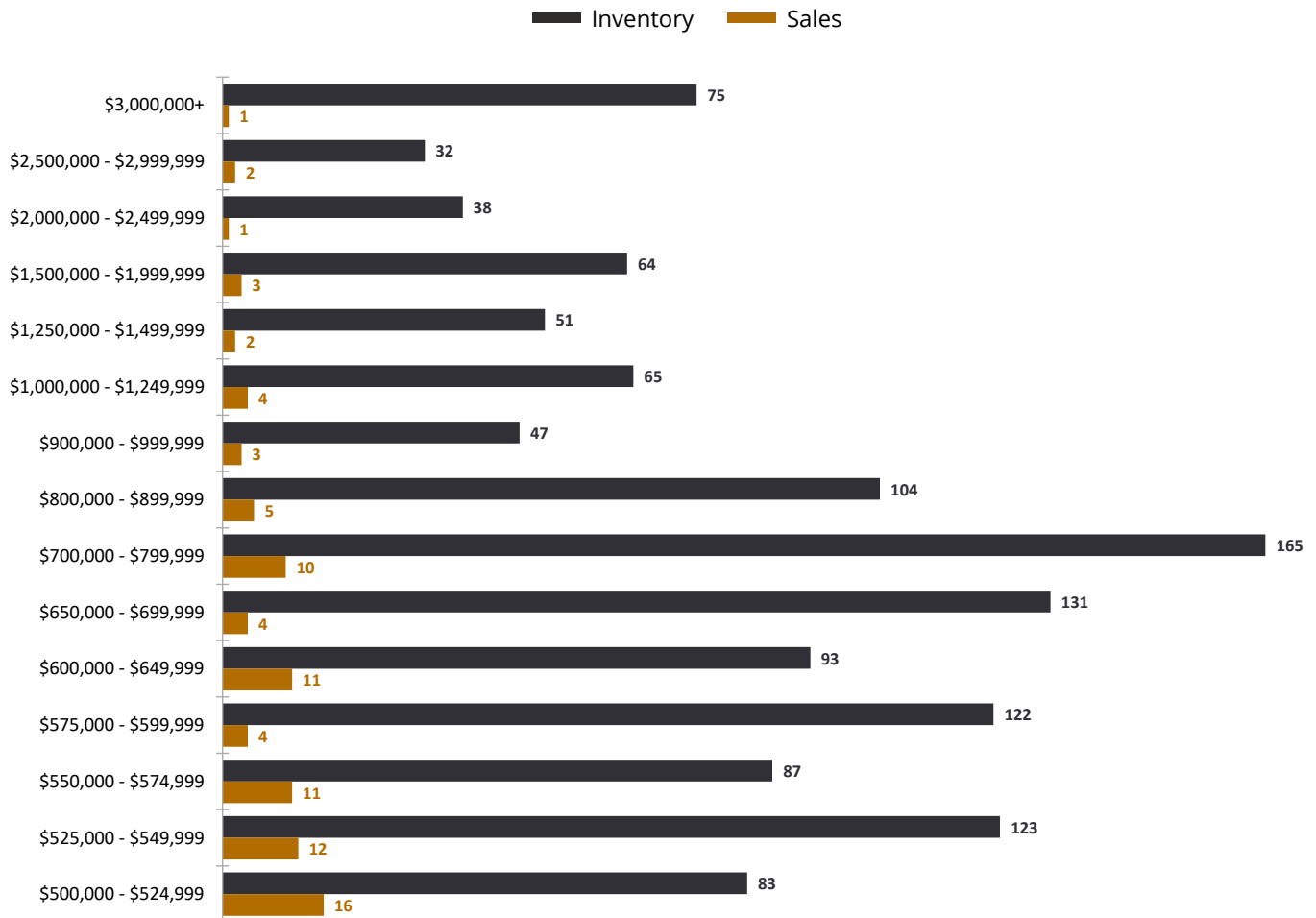
- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **94.37% of list price** in December 2025.
- The most active price band is **\$1,500,000-\$1,749,999**, where the sales ratio is **21%**.
- The median luxury sales price for single-family homes is **\$1,500,000**.
- The median days on market for December 2025 was **58** days, up from **55** in December 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 | DECEMBER 2025

**Total Inventory: 1,280**    **Total Sales: 89**    **Total Sales Ratio<sup>2</sup>: 7%**    **Buyer's Market**



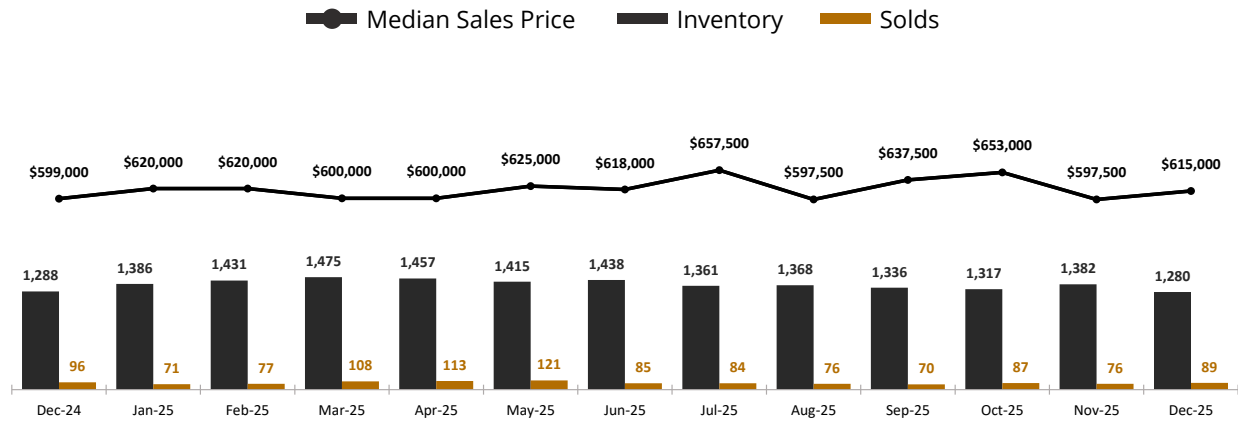
Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$600,000	3	3	87	1196	7%
3,000 - 3,999	\$1,912,500	3	4	2	47	4%
4,000 - 4,999	NA	NA	NA	0	4	0%
5,000 - 5,999	NA	NA	NA	0	3	0%
6,000 - 6,999	NA	NA	NA	0	2	0%
7,000+	NA	NA	NA	0	1	0%

<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.

# BROWARD COUNTY

ATTACHED HOMES  
Luxury Benchmark Price<sup>1</sup>: **\$500,000**

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



## MEDIAN DATA REVIEW | DECEMBER

### TOTAL INVENTORY

Dec. 2024    Dec. 2025  
**1,288**    **1,280**

VARIANCE: **-1%**

### TOTAL SOLDS

Dec. 2024    Dec. 2025  
**96**    **89**

VARIANCE: **-7%**

### SALES PRICE

Dec. 2024    Dec. 2025  
**\$599k**    **\$615k**

VARIANCE: **3%**

### SALE PRICE PER SQFT.

Dec. 2024    Dec. 2025  
**\$384**    **\$360**

VARIANCE: **-6%**

### SALE TO LIST PRICE RATIO

Dec. 2024    Dec. 2025  
**96.35%**    **96.23%**

VARIANCE: **0%**

### DAYS ON MARKET

Dec. 2024    Dec. 2025  
**68**    **84**

VARIANCE: **24%**

## BROWARD COUNTY MARKET SUMMARY | DECEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **96.23% of list price** in December 2025.
- The most active price band is **\$500,000-\$524,999**, where the sales ratio is **19%**.
- The median luxury sales price for attached homes is **\$615,000**.
- The median days on market for December 2025 was **84** days, up from **68** in December 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.