



BROWARD COUNTY  
FLORIDA  
EXCLUDING FT. LAUDERDALE

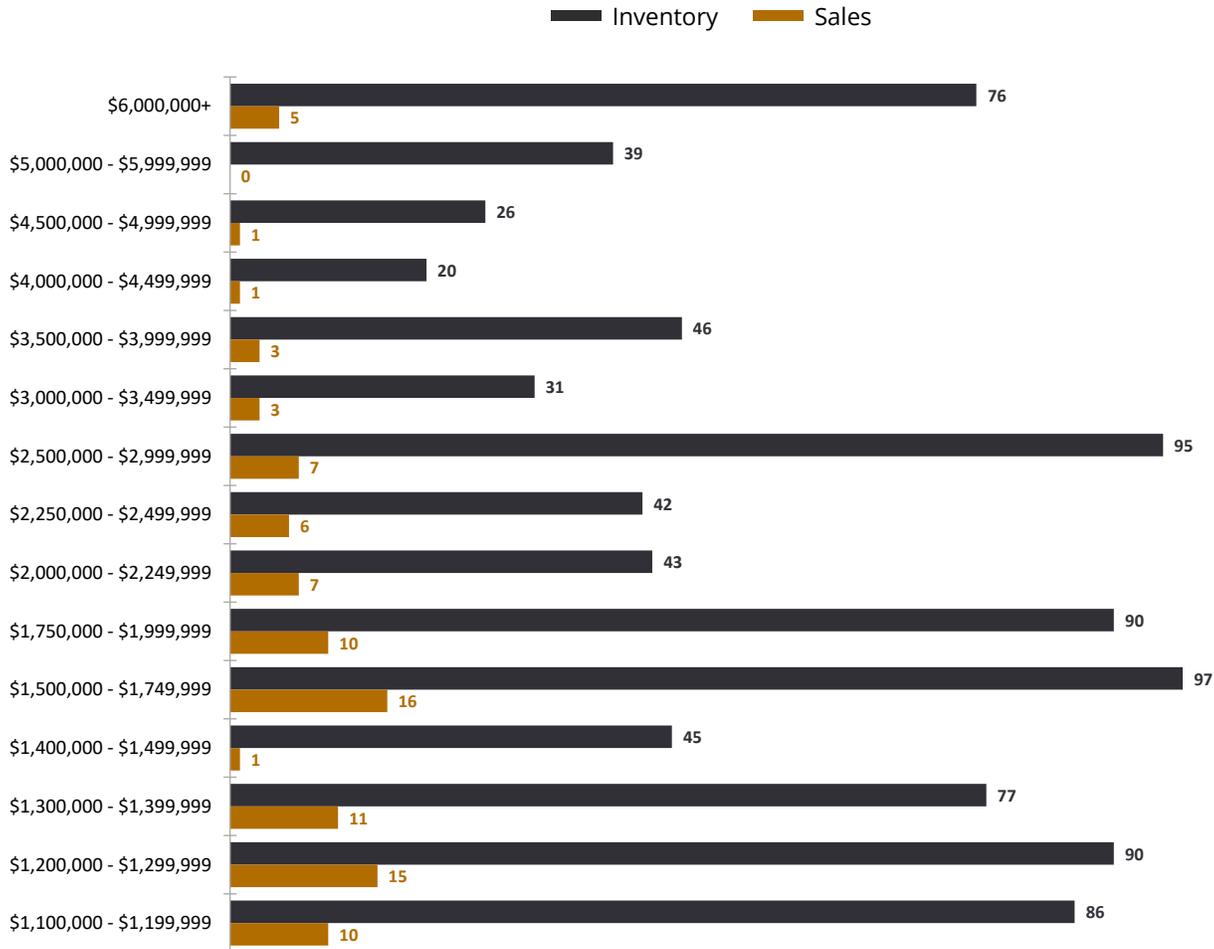
### LUXURY INVENTORY VS. SALES | JANUARY 2026

**Total Inventory: 903**

**Total Sales: 96**

**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	\$1,315,000	4	3	35	319	11%
3,000 - 3,999	\$1,300,000	5	4	21	235	9%
4,000 - 4,999	\$1,770,000	5	5	23	131	18%
5,000 - 5,999	\$2,700,000	5	6	9	90	10%
6,000 - 6,999	\$3,350,000	6	8	2	34	6%
7,000+	\$9,000,000	7	9	5	64	8%

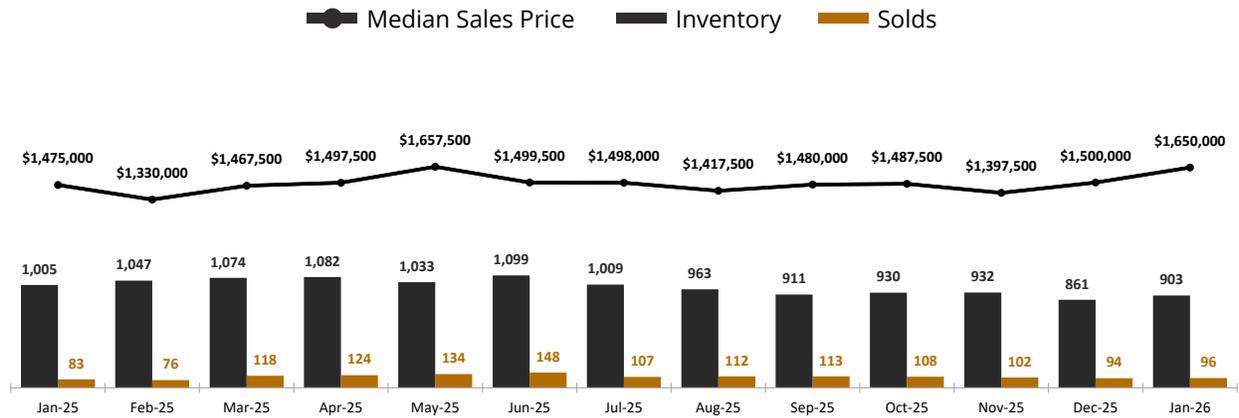
<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

# BROWARD COUNTY

SINGLE-FAMILY HOMES

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

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



## MEDIAN DATA REVIEW | JANUARY

### TOTAL INVENTORY

Jan. 2025: 1,005  
Jan. 2026: 903

VARIANCE: **-10%**

### TOTAL SOLDS

Jan. 2025: 83  
Jan. 2026: 96

VARIANCE: **16%**

### SALES PRICE

Jan. 2025: \$1.48m  
Jan. 2026: \$1.65m

VARIANCE: **12%**

### SALE PRICE PER SQFT.

Jan. 2025: \$471  
Jan. 2026: \$511

VARIANCE: **8%**

### SALE TO LIST PRICE RATIO

Jan. 2025: 94.85%  
Jan. 2026: 93.79%

VARIANCE: **-1%**

### DAYS ON MARKET

Jan. 2025: 73  
Jan. 2026: 67

VARIANCE: **-8%**

## BROWARD COUNTY MARKET SUMMARY | JANUARY 2026

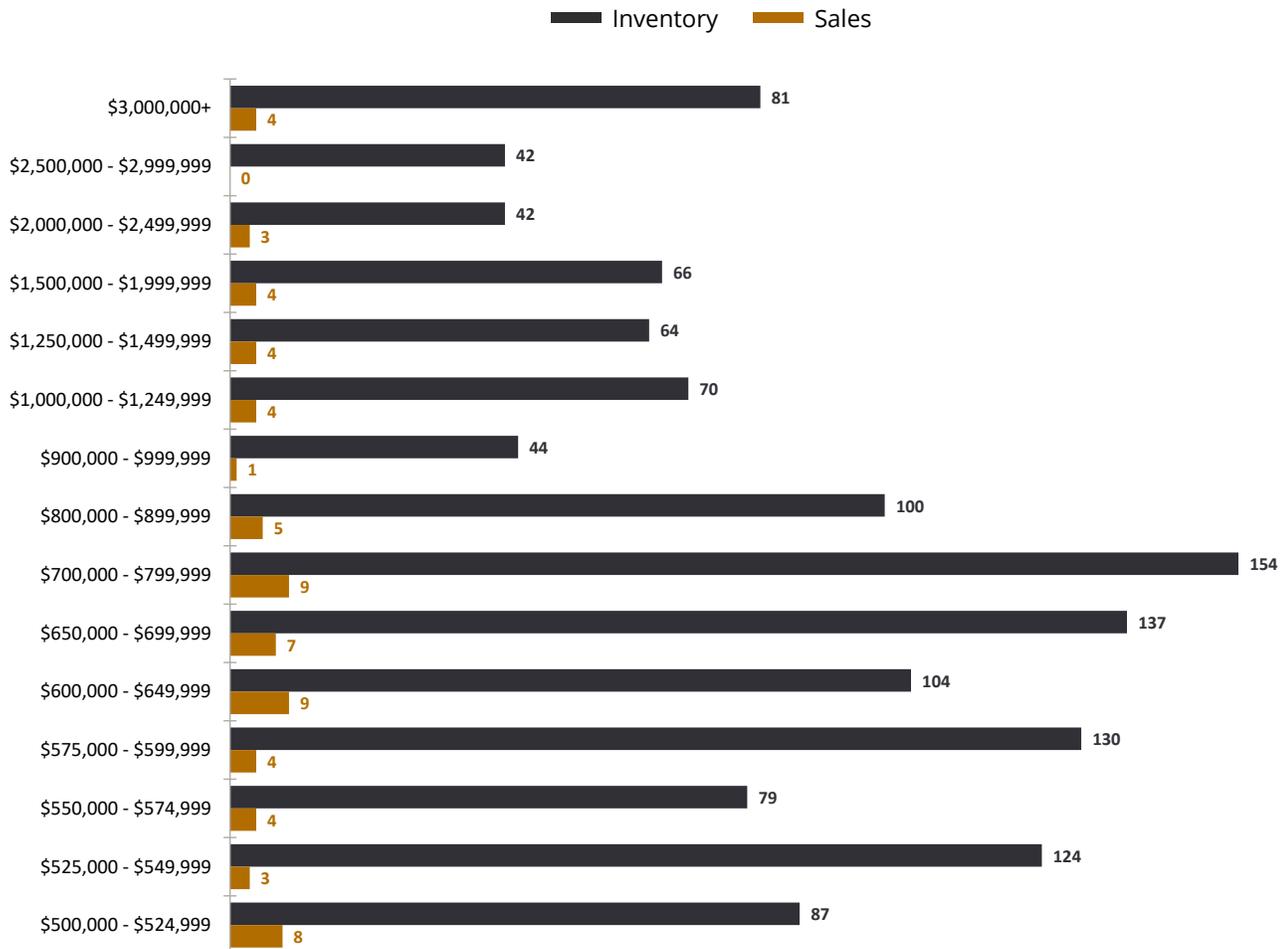
- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **93.79% of list price** in January 2026.
- The most active price band is **\$1,200,000-\$1,299,999**, where the sales ratio is **17%**.
- The median luxury sales price for single-family homes is **\$1,650,000**.
- The median days on market for January 2026 was **67** days, down from **73** in January 2025.

<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 | JANUARY 2026

**Total Inventory: 1,324**    **Total Sales: 69**    **Total Sales Ratio<sup>2</sup>: 5%**    **Buyer's Market**



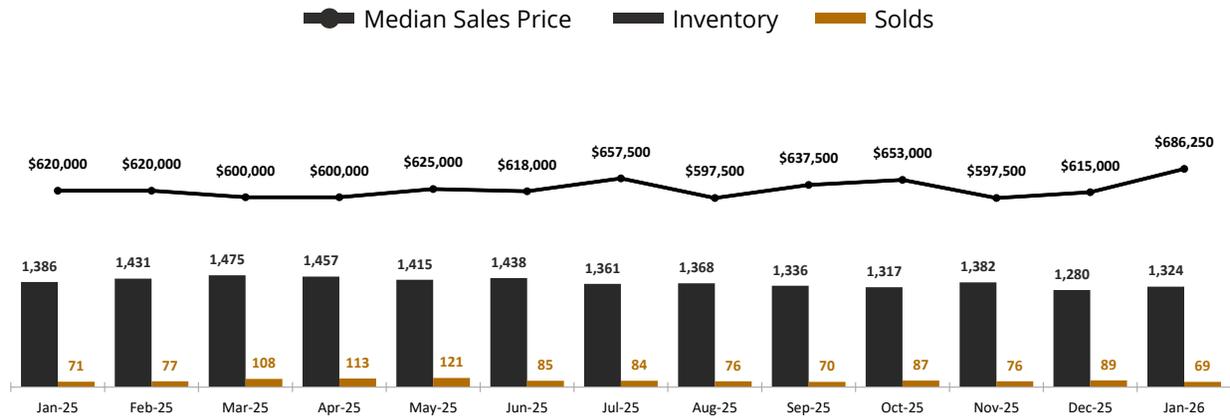
Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$677,500	3	3	66	1237	5%
3,000 - 3,999	\$2,300,000	3	4	3	46	7%
4,000 - 4,999	NA	NA	NA	0	7	0%
5,000 - 5,999	NA	NA	NA	0	5	0%
6,000 - 6,999	NA	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 | JANUARY

### TOTAL INVENTORY

Jan. 2025      Jan. 2026  
1,386      1,324

VARIANCE: **-4%**

### TOTAL SOLDS

Jan. 2025      Jan. 2026  
71      69

VARIANCE: **-3%**

### SALES PRICE

Jan. 2025      Jan. 2026  
\$620k      \$686k

VARIANCE: **11%**

### SALE PRICE PER SQFT.

Jan. 2025      Jan. 2026  
\$391      \$440

VARIANCE: **13%**

### SALE TO LIST PRICE RATIO

Jan. 2025      Jan. 2026  
96.33%      95.56%

VARIANCE: **-1%**

### DAYS ON MARKET

Jan. 2025      Jan. 2026  
69      80

VARIANCE: **16%**

## BROWARD COUNTY MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **95.56% of list price** in January 2026.
- The most active price band is **\$600,000-\$649,999**, where the sales ratio is **9%**.
- The median luxury sales price for attached homes is **\$686,250**.
- The median days on market for January 2026 was **80** days, up from **69** in January 2025.

<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.