



FT. LAUDERDALE
FLORIDA

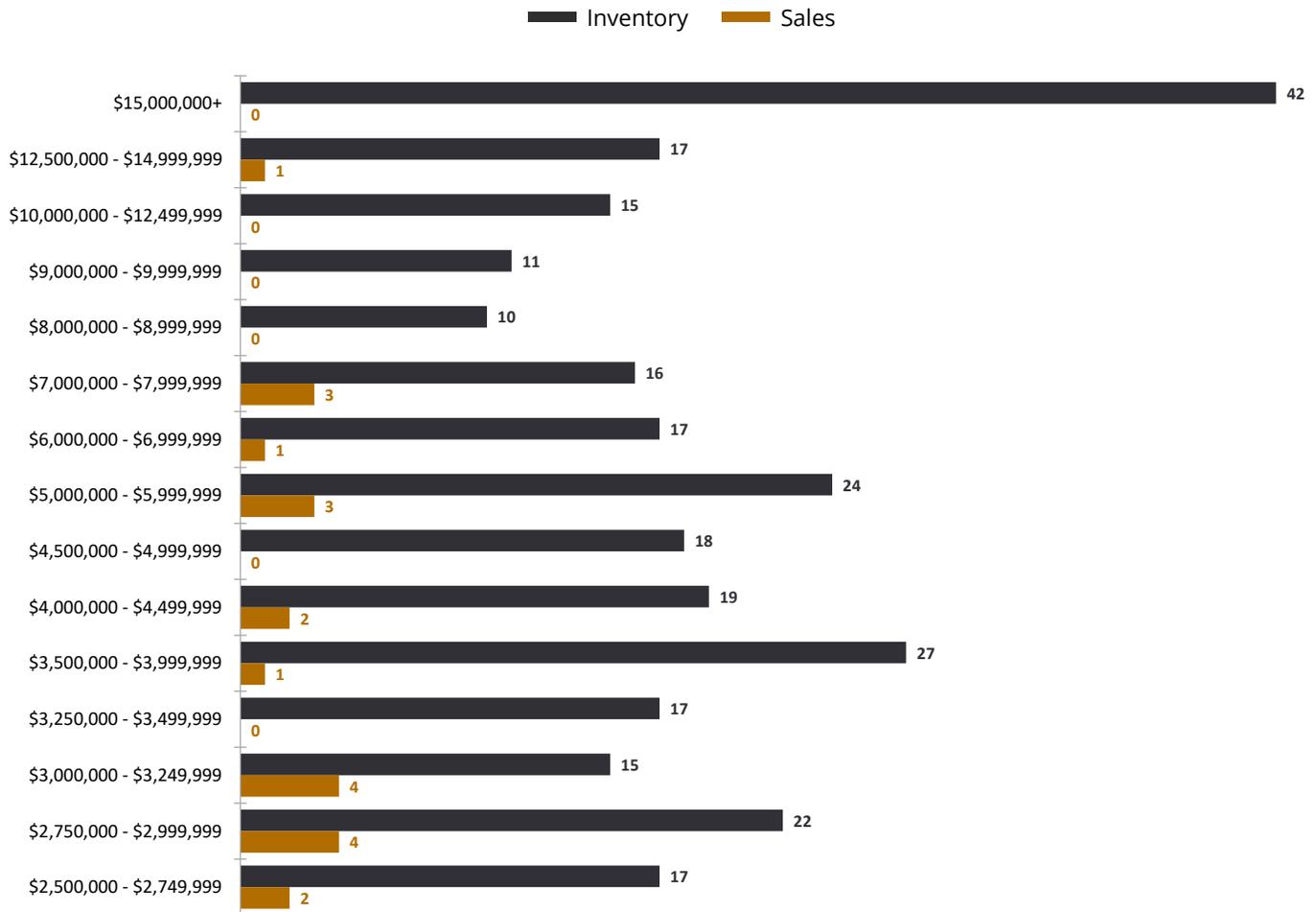
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **287**

Total Sales: **21**

Total Sales Ratio²: **7%**

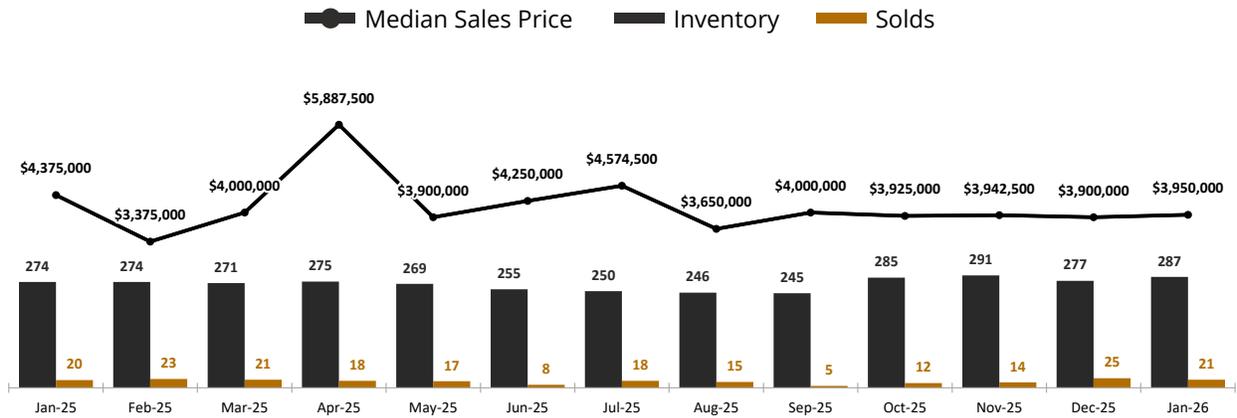
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$2,950,000	4	3	3	41	7%
3,000 - 3,999	\$2,975,000	4	5	5	61	8%
4,000 - 4,999	\$4,250,000	5	6	4	60	7%
5,000 - 5,999	\$5,900,000	5	6	5	27	19%
6,000 - 6,999	\$7,294,000	5	7	2	34	6%
7,000+	\$7,900,000	6	7	1	55	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 | JANUARY

TOTAL INVENTORY

Jan. 2025: 274
Jan. 2026: 287

VARIANCE: **5%**

TOTAL SOLDS

Jan. 2025: 20
Jan. 2026: 21

VARIANCE: **5%**

SALES PRICE

Jan. 2025: \$4.38m
Jan. 2026: \$3.95m

VARIANCE: **-10%**

SALE PRICE PER SQFT.

Jan. 2025: \$965
Jan. 2026: \$1,019

VARIANCE: **6%**

SALE TO LIST PRICE RATIO

Jan. 2025: 94.03%
Jan. 2026: 94.82%

VARIANCE: **1%**

DAYS ON MARKET

Jan. 2025: 100
Jan. 2026: 69

VARIANCE: **-31%**

FT. LAUDERDALE MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **94.82% of list price** in January 2026.
- The most active price band is **\$3,000,000-\$3,249,999**, where the sales ratio is **27%**.
- The median luxury sales price for single-family homes is **\$3,950,000**.
- The median days on market for January 2026 was **69** days, down from **100** in January 2025.

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 | JANUARY 2026

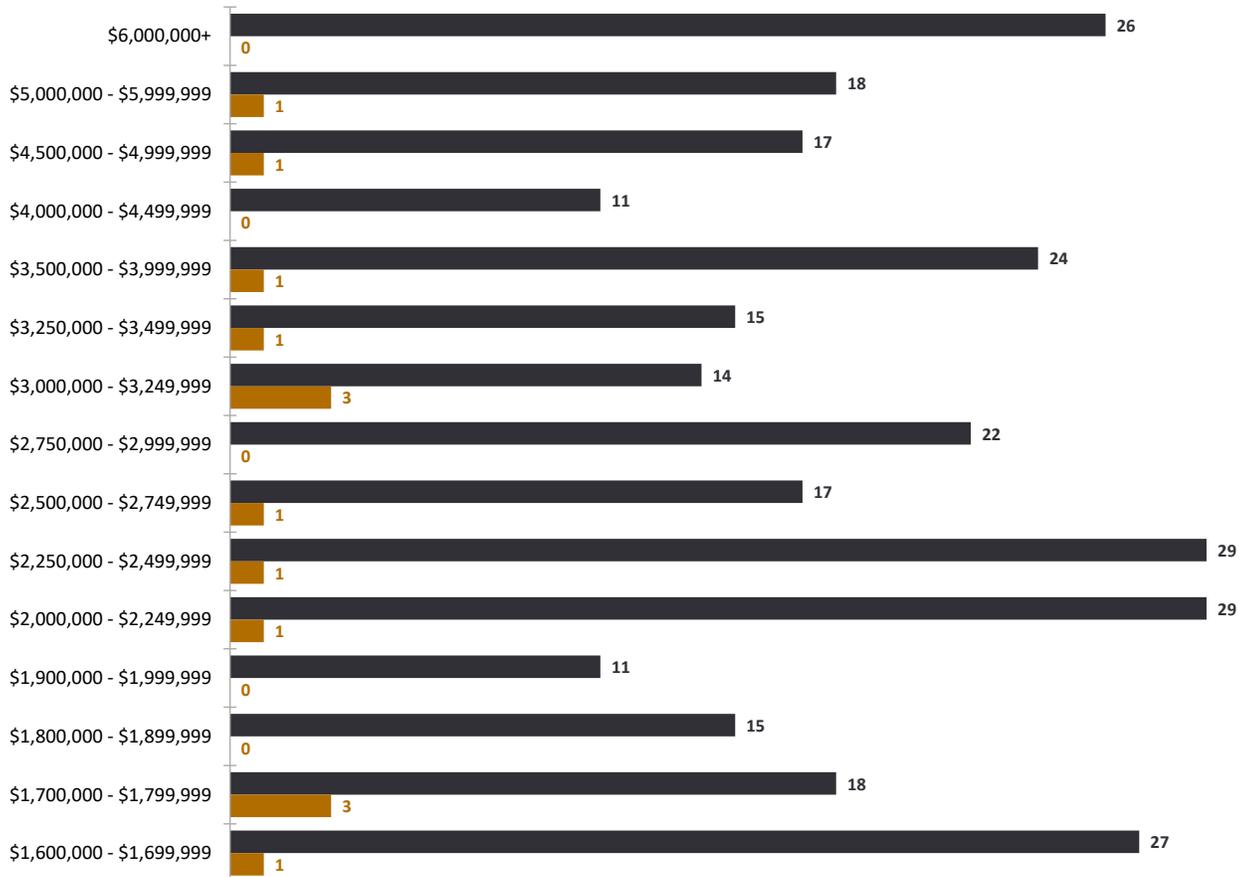
Total Inventory: **293**

Total Sales: **14**

Total Sales Ratio²: **5%**

Buyer's Market

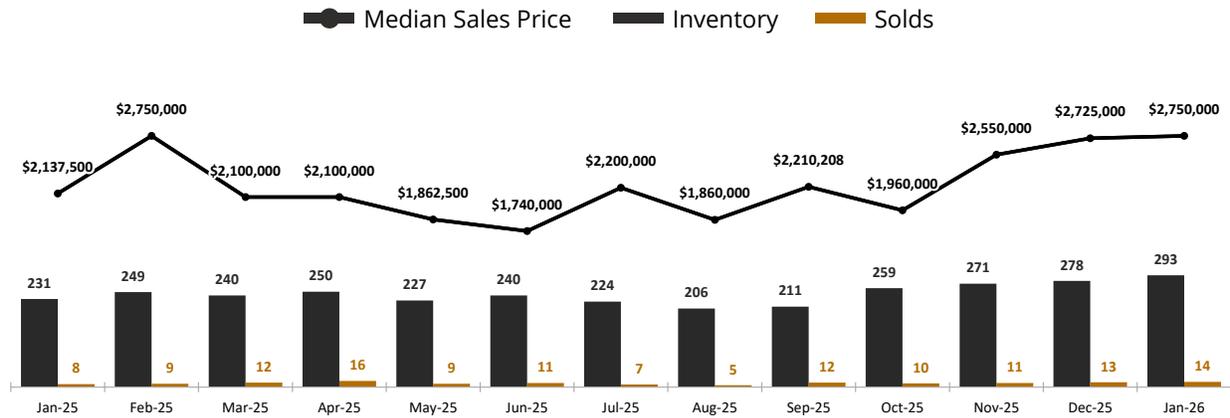
Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,600,000	2	3	1	8	13%
1,500 - 1,999	\$2,125,000	3	4	2	42	5%
2,000 - 2,499	\$2,776,250	3	4	4	68	6%
2,500 - 2,999	\$1,750,000	3	4	3	76	4%
3,000 - 3,499	\$5,250,000	4	4	1	44	2%
3,500+	\$4,000,000	4	6	2	48	4%

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 | JANUARY

TOTAL INVENTORY

Jan. 2025: **231**
Jan. 2026: **293**

VARIANCE: **27%**

TOTAL SOLDS

Jan. 2025: **8**
Jan. 2026: **14**

VARIANCE: **75%**

SALES PRICE

Jan. 2025: **\$2.14m**
Jan. 2026: **\$2.75m**

VARIANCE: **29%**

SALE PRICE PER SQFT.

Jan. 2025: **\$783**
Jan. 2026: **\$1,089**

VARIANCE: **39%**

SALE TO LIST PRICE RATIO

Jan. 2025: **94.53%**
Jan. 2026: **91.87%**

VARIANCE: **-3%**

DAYS ON MARKET

Jan. 2025: **190**
Jan. 2026: **42**

VARIANCE: **-78%**

FT. LAUDERDALE MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **91.87% of list price** in January 2026.
- The most active price band is **\$3,000,000-\$3,249,999**, where the sales ratio is **21%**.
- The median luxury sales price for attached homes is **\$2,750,000**.
- The median days on market for January 2026 was **42** days, down from **190** in January 2025.

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

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