



BROWARD COUNTY
FLORIDA
EXCLUDING FT. LAUDERDALE

LUXURY INVENTORY VS. SALES | FEBRUARY 2026

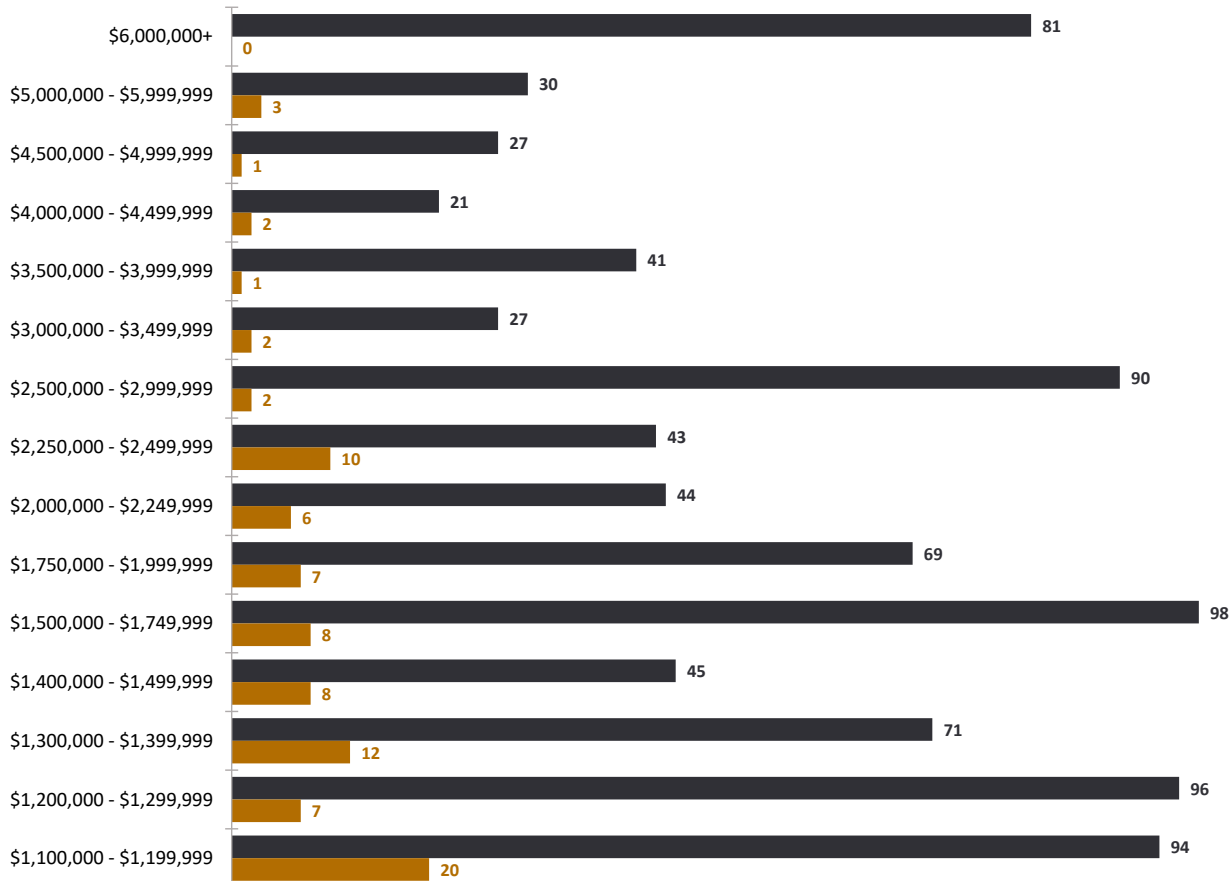
Total Inventory: **877**

Total Sales: **89**

Total Sales Ratio²: **10%**

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 - 2,999	\$1,260,000	3	3	27	325	8%
3,000 - 3,999	\$1,418,000	5	4	36	225	16%
4,000 - 4,999	\$1,970,000	5	5	17	120	14%
5,000 - 5,999	\$2,165,000	6	6	6	87	7%
6,000 - 6,999	NA	NA	NA	0	34	0%
7,000+	NA	NA	NA	0	59	0%

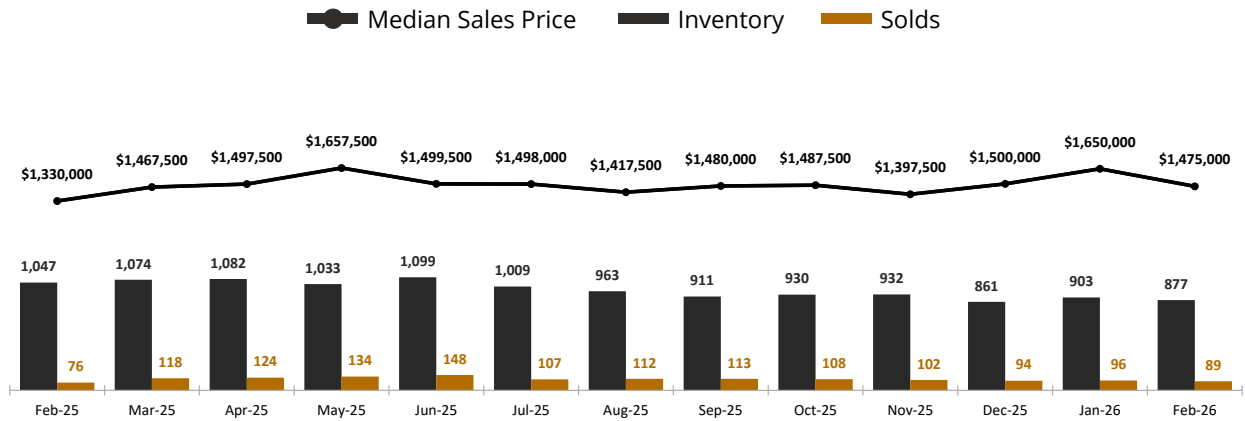
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

BROWARD COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$1,100,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025 Feb. 2026
1,047 **877**

VARIANCE: **-16%**

TOTAL SOLDS

Feb. 2025 Feb. 2026
76 **89**

VARIANCE: **17%**

SALES PRICE

Feb. 2025 Feb. 2026
\$1.33m **\$1.48m**

VARIANCE: **11%**

SALE PRICE PER SQFT.

Feb. 2025 Feb. 2026
\$421 **\$464**

VARIANCE: **10%**

SALE TO LIST PRICE RATIO

Feb. 2025 Feb. 2026
94.58% **94.34%**

VARIANCE: **0%**

DAYS ON MARKET

Feb. 2025 Feb. 2026
66 **66**

VARIANCE: **0%**

BROWARD COUNTY MARKET SUMMARY | FEBRUARY 2026

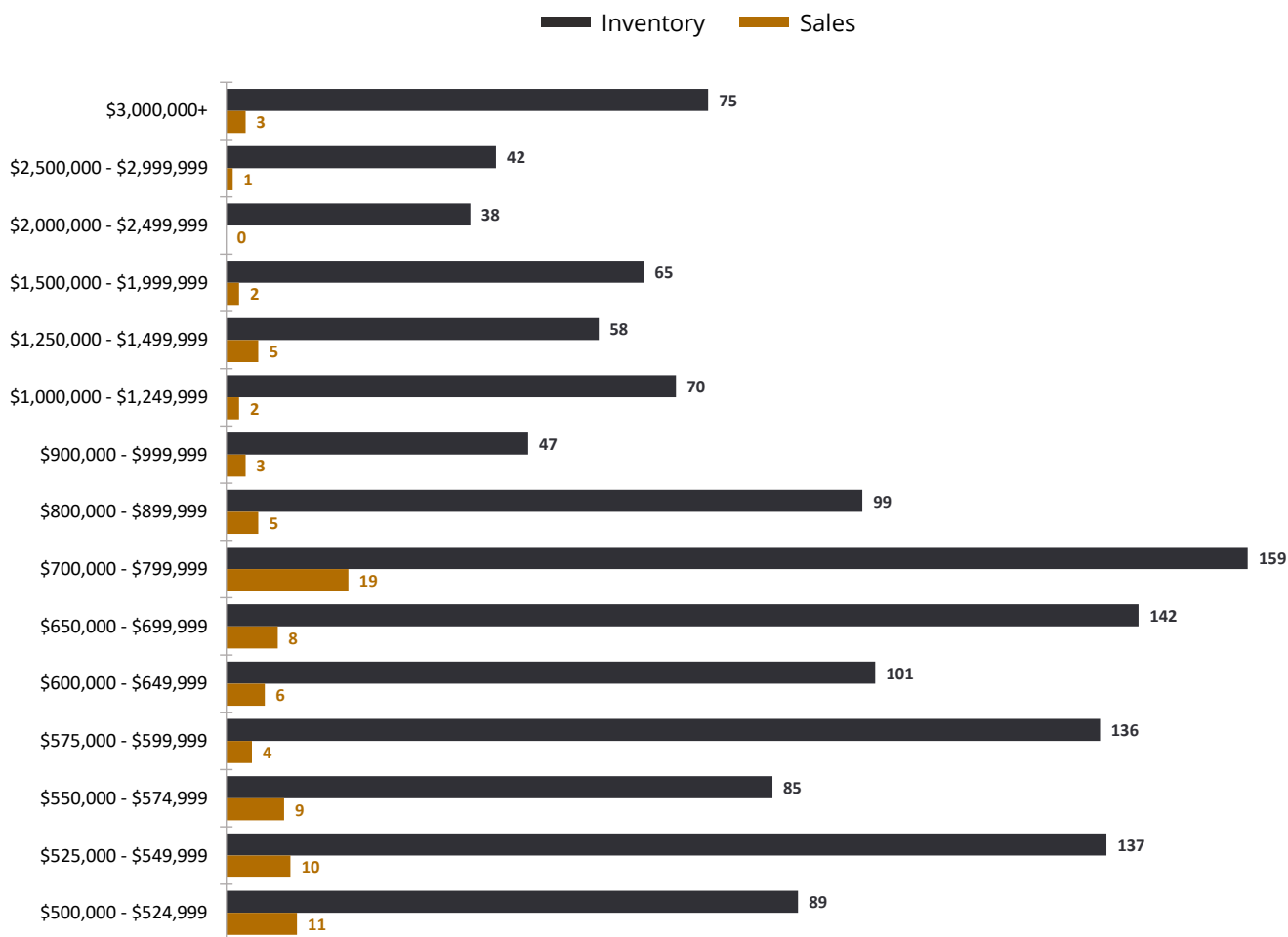
- The single-family luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **94.34% of list price** in February 2026.
- The most active price band is **\$2,250,000-\$2,499,999**, where the sales ratio is **23%**.
- The median luxury sales price for single-family homes is **\$1,475,000**.
- The median days on market for February 2026 was **66** days, remaining the same from February 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 | FEBRUARY 2026

Total Inventory: 1,343 **Total Sales: 88** **Total Sales Ratio²: 7%** **Buyer's Market**



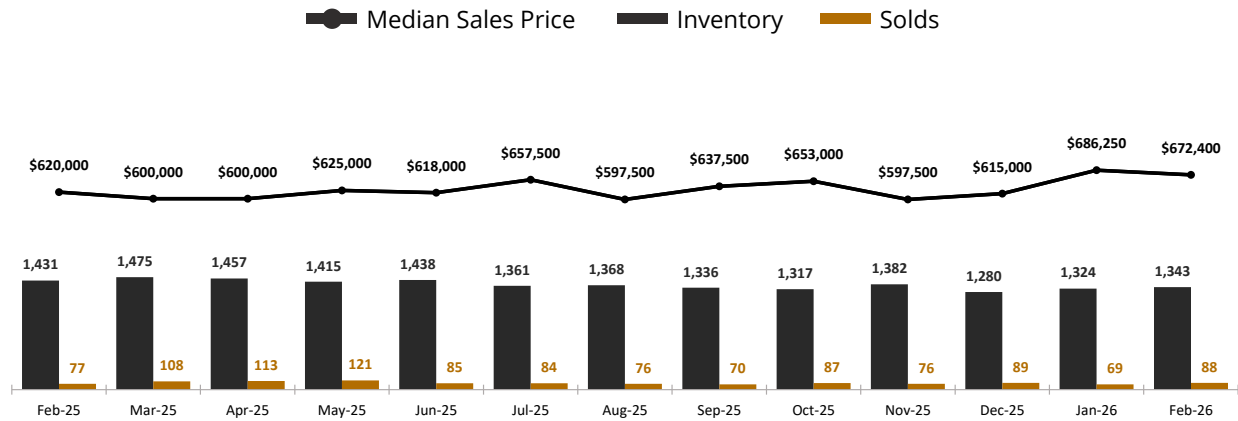
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$674,800	3	3	85	1253	7%
3,000 - 3,999	\$2,890,000	4	5	2	45	4%
4,000 - 4,999	NA	NA	NA	0	8	0%
5,000 - 5,999	NA	NA	NA	0	4	0%
6,000 - 6,999	NA	NA	NA	0	2	0%
7,000+	NA	NA	NA	0	1	0%

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.

BROWARD COUNTY

ATTACHED HOMES
Luxury Benchmark Price¹: **\$500,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025 Feb. 2026
1,431 **1,343**

VARIANCE: **-6%**

TOTAL SOLDS

Feb. 2025 Feb. 2026
77 **88**

VARIANCE: **14%**

SALES PRICE

Feb. 2025 Feb. 2026
\$620k **\$672k**

VARIANCE: **8%**

SALE PRICE PER SQFT.

Feb. 2025 Feb. 2026
\$433 **\$407**

VARIANCE: **-6%**

SALE TO LIST PRICE RATIO

Feb. 2025 Feb. 2026
96.08% **96.50%**

VARIANCE: **0%**

DAYS ON MARKET

Feb. 2025 Feb. 2026
74 **53**

VARIANCE: **-28%**

BROWARD COUNTY MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **96.50% of list price** in February 2026.
- The most active price band is **\$700,000-\$799,999**, where the sales ratio is **12%**.
- The median luxury sales price for attached homes is **\$672,400**.
- The median days on market for February 2026 was **53** days, down from **74** in February 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.