



FT. LAUDERDALE  
FLORIDA

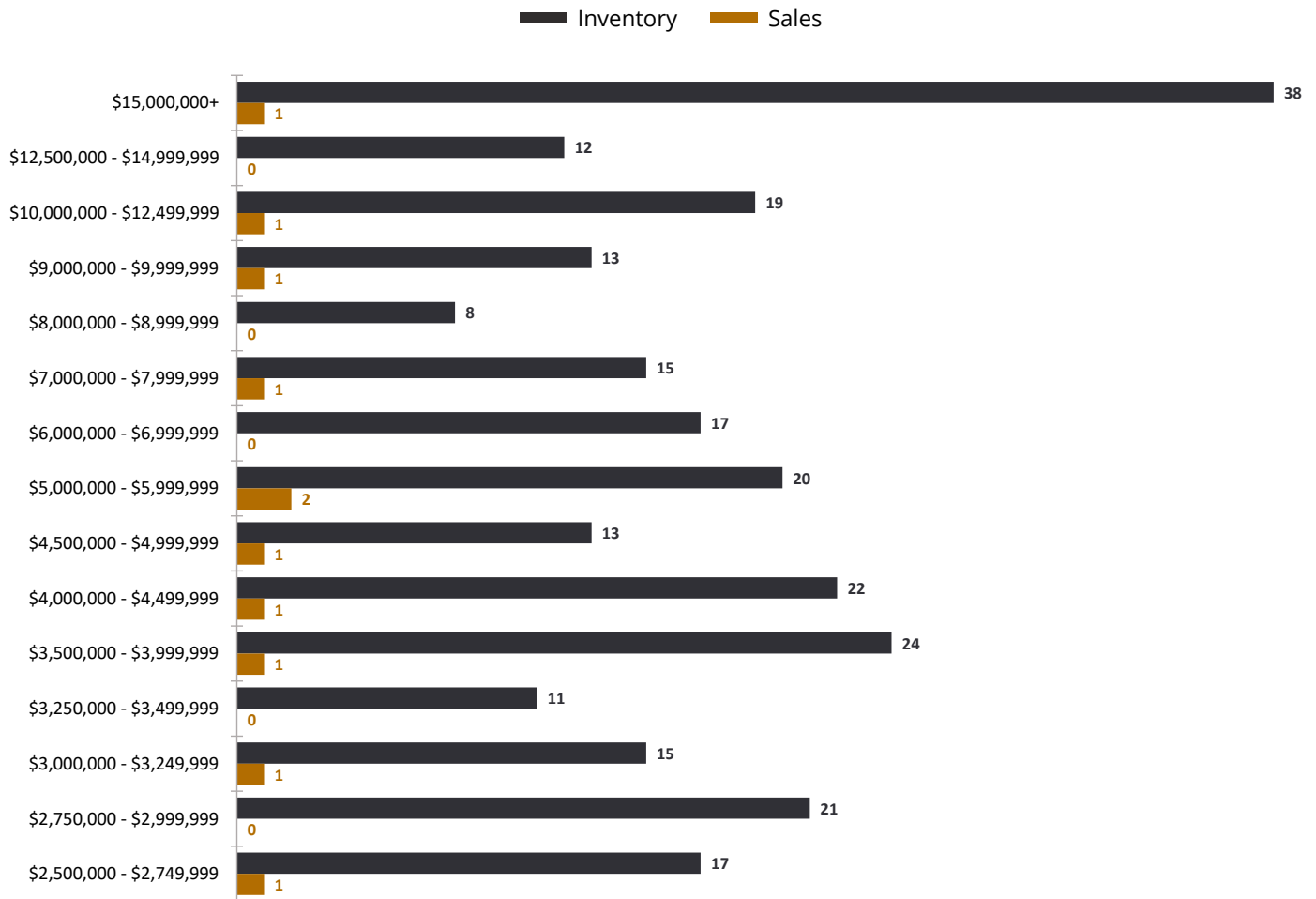
### LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **265**

Total Sales: **11**

Total Sales Ratio<sup>2</sup>: **4%**

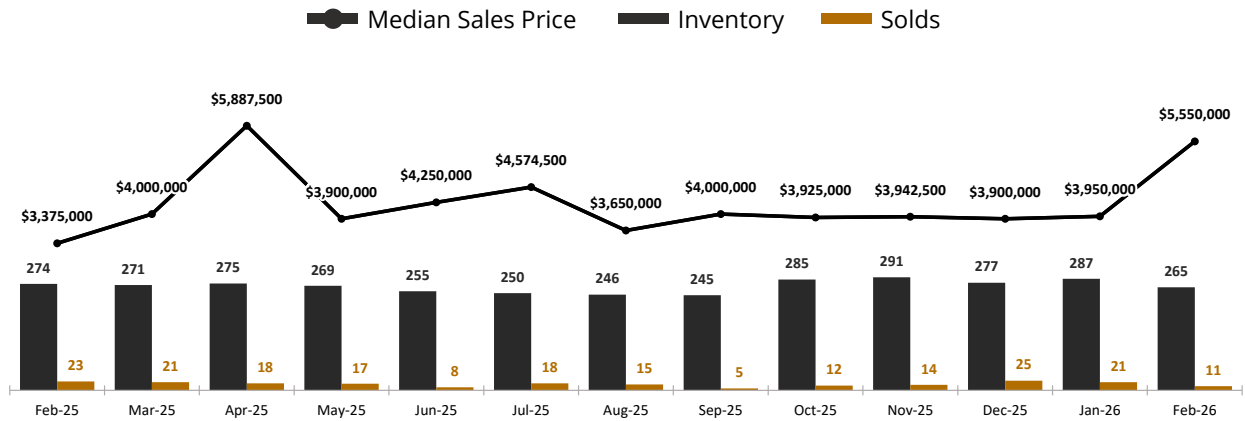
Buyer's Market



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	\$3,950,000	4	3	2	40	5%
3,000 - 3,999	\$3,254,500	5	6	2	57	4%
4,000 - 4,999	\$5,575,000	5	6	2	53	4%
5,000 - 5,999	\$5,767,500	5	7	2	25	8%
6,000 - 6,999	\$10,250,000	7	8	1	32	3%
7,000+	\$15,397,500	6	8	2	52	4%

<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.

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



### MEDIAN DATA REVIEW | FEBRUARY

#### TOTAL INVENTORY

Feb. 2025: 274  
Feb. 2026: 265

VARIANCE: **-3%**

#### TOTAL SOLDS

Feb. 2025: 23  
Feb. 2026: 11

VARIANCE: **-52%**

#### SALES PRICE

Feb. 2025: \$3.38m  
Feb. 2026: \$5.55m

VARIANCE: **64%**

#### SALE PRICE PER SQFT.

Feb. 2025: \$990  
Feb. 2026: \$1,126

VARIANCE: **14%**

#### SALE TO LIST PRICE RATIO

Feb. 2025: 92.37%  
Feb. 2026: 93.26%

VARIANCE: **1%**

#### DAYS ON MARKET

Feb. 2025: 95  
Feb. 2026: 114

VARIANCE: **20%**

## FT. LAUDERDALE MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **93.26% of list price** in February 2026.
- The most active price band is **\$5,000,000-\$5,999,999**, where the sales ratio is **10%**.
- The median luxury sales price for single-family homes is **\$5,550,000**.
- The median days on market for February 2026 was **114** days, up from **95** in February 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.

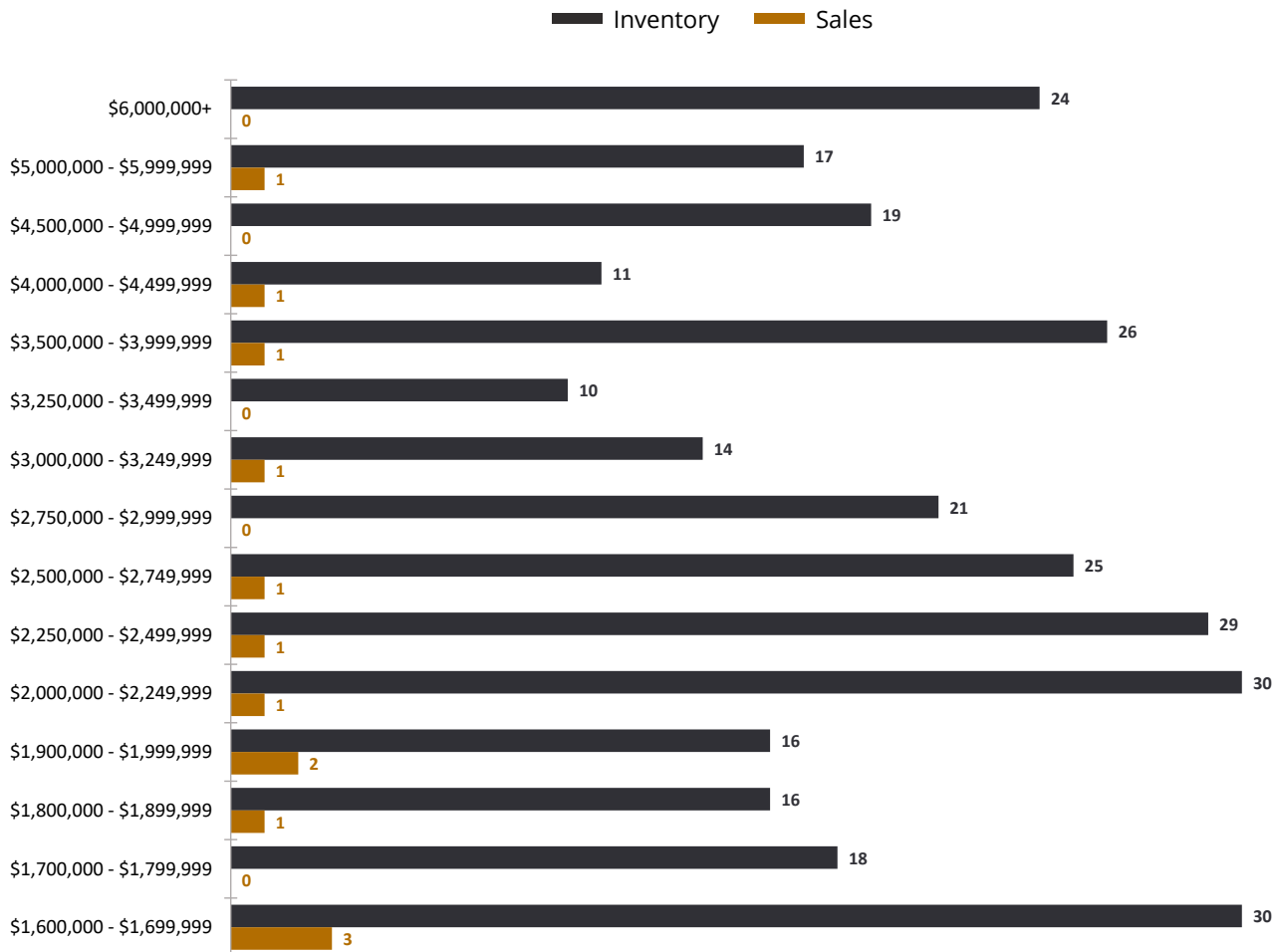
## LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **306**

Total Sales: **13**

Total Sales Ratio<sup>2</sup>: **4%**

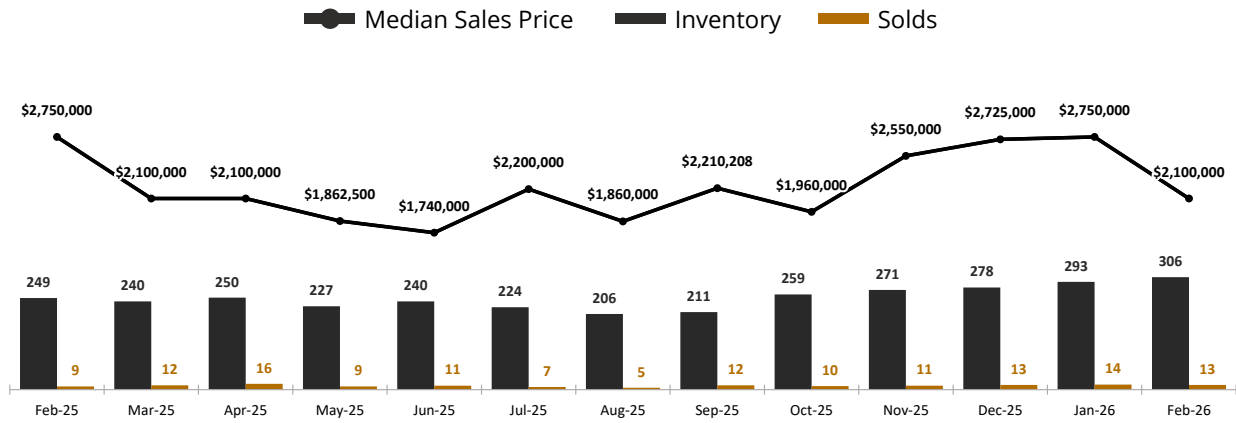
Buyer's Market



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	11	0%
1,500 - 1,999	\$1,888,500	3	3	2	43	5%
2,000 - 2,499	\$2,100,000	3	4	3	71	4%
2,500 - 2,999	\$1,940,000	3	4	5	73	7%
3,000 - 3,499	NA	NA	NA	0	49	0%
3,500+	\$4,200,000	4	5	3	52	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® data reported previous month's sales exceeded current inventory.

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



## MEDIAN DATA REVIEW | FEBRUARY

### TOTAL INVENTORY

Feb. 2025      Feb. 2026  
**249**          **306**

VARIANCE: **23%**

### TOTAL SOLDS

Feb. 2025      Feb. 2026  
**9**              **13**

VARIANCE: **44%**

### SALES PRICE

Feb. 2025      Feb. 2026  
**\$2.75m**      **\$2.10m**

VARIANCE: **-24%**

### SALE PRICE PER SQFT.

Feb. 2025      Feb. 2026  
**\$859**          **\$946**

VARIANCE: **10%**

### SALE TO LIST PRICE RATIO

Feb. 2025      Feb. 2026  
**92.55%**      **96.00%**

VARIANCE: **4%**

### DAYS ON MARKET

Feb. 2025      Feb. 2026  
**67**              **113**

VARIANCE: **69%**

## FT. LAUDERDALE MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **96.00% of list price** in February 2026.
- The most active price band is **\$1,900,000-\$1,999,999**, where the sales ratio is **13%**.
- The median luxury sales price for attached homes is **\$2,100,000**.
- The median days on market for February 2026 was **113** days, up from **67** in February 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.