

# ELLIMAN

## REPORT

**Q1** 2019

### FORT LAUDERDALE SALES

Highlights of the Quarterly Survey of Fort Lauderdale Residential Sales

“ Price trends across the market showed mixed results with a lower level of sales activity. ”

Ft. Lauderdale Market Matrix (Condos/TH)	Q1-2019	%Δ (QTR)	Q4-2018	%Δ (YR)	Q1-2018
Average Sales Price	\$445,257	-8.9%	\$488,515	-2.9%	\$458,359
Average Price Per Sq Ft	\$312	-8.5%	\$341	-1.3%	\$316
Median Sales Price	\$295,000	-4.8%	\$310,000	-9.0%	\$324,250
Number of Sales (Closed)	507	11.7%	454	-8.8%	556
Days on Market (From Last List Date)	98	1.0%	97	-14.0%	114
Ft. Lauderdale Market Matrix (Single Family)	Q1-2019	%Δ (QTR)	Q4-2018	%Δ (YR)	Q1-2018
Average Sales Price	\$667,649	-0.2%	\$668,733	5.0%	\$635,988
Average Price Per Sq Ft	\$321	-3.0%	\$331	-1.5%	\$326
Median Sales Price	\$387,000	7.5%	\$359,900	5.7%	\$366,000
Number of Sales (Closed)	371	-7.5%	401	-18.3%	454
Days on Market (From Last List Date)	79	3.9%	76	-3.7%	82
Luxury Market Matrix (Condos/TH)	Q1-2019	%Δ (QTR)	Q4-2018	%Δ (YR)	Q1-2018
Average Sales Price	\$1,530,120	-12.8%	\$1,754,932	4.9%	\$1,458,612
Average Price Per Sq Ft	\$551	-11.0%	\$619	0.5%	\$548
Median Sales Price	\$1,226,000	-20.9%	\$1,550,000	-6.2%	\$1,307,500
Number of Sales (Closed)	52	13.0%	46	-8.8%	57
Days on Market (From Last List Date)	128	-2.3%	131	-24.3%	169
Luxury Market Matrix (Single Family)	Q1-2019	%Δ (QTR)	Q4-2018	%Δ (YR)	Q1-2018
Average Sales Price	\$2,607,155	1.2%	\$2,576,200	9.5%	\$2,382,033
Average Price Per Sq Ft	\$530	-7.3%	\$572	-2.6%	\$544
Median Sales Price	\$2,240,000	5.4%	\$2,125,000	8.0%	\$2,075,000
Number of Sales (Closed)	38	-7.3%	41	-17.4%	46
Days on Market (From Last List Date)	163	-7.4%	176	0.0%	163

Condo sales, comprising 57.7% of the market, followed the same pattern but did not see the same level decline that single families did.

Single family sales, representing 42.3% of total sales, experienced an 18.3% decline in sales to 371 from the same period last year.

Condo median sales price declined 9% to \$295,000, and luxury condo median sales price slipped 6.2% to \$1,226,000 respectively over the same period.

Single-family median sales price rose 5.7% to \$387,000, and luxury single-family median sales price rose 8% to \$2,240,000 respectively from the same period last year.