

ELLIMAN

REPORT

Q4 2019

FORT LAUDERDALE SALES

Highlights of the Quarterly Survey of Fort Lauderdale Residential Sales

“ *The single-family markets continued to outperform their condo market counter-parts in price direction.* ”

Ft. Lauderdale Market Matrix (Condos/TH)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$419,391	0.9%	\$415,830	-14.1%	\$488,515
Average Price Per Sq Ft	\$313	4.0%	\$301	-8.2%	\$341
Median Sales Price	\$300,000	-4.8%	\$315,000	-3.2%	\$310,000
Number of Sales (Closed)	492	0.4%	490	8.4%	454
Days on Market (From Last List Date)	107	2.9%	104	10.3%	97
Ft. Lauderdale Market Matrix (Single Family)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$719,830	7.5%	\$669,768	7.6%	\$668,733
Average Price Per Sq Ft	\$348	4.5%	\$333	5.1%	\$331
Median Sales Price	\$414,500	13.6%	\$365,000	15.2%	\$359,900
Number of Sales (Closed)	464	-8.1%	505	15.7%	401
Days on Market (From Last List Date)	85	0.0%	85	7.6%	79
Luxury Market Matrix (Condos/TH)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$1,373,157	8.9%	\$1,260,692	-21.8%	\$1,754,932
Average Price Per Sq Ft	\$531	5.8%	\$502	-14.2%	\$619
Median Sales Price	\$1,250,000	9.2%	\$1,145,000	-19.4%	\$1,550,000
Number of Sales (Closed)	50	-2.0%	51	8.7%	46
Days on Market (From Last List Date)	202	18.1%	171	54.2%	131
Luxury Market Matrix (Single Family)	Q4-2019	%Δ (QTR)	Q3-2019	%Δ (YR)	Q4-2018
Average Sales Price	\$2,901,156	6.3%	\$2,728,893	12.6%	\$2,576,200
Average Price Per Sq Ft	\$616	6.2%	\$580	7.7%	\$572
Median Sales Price	\$2,135,000	1.1%	\$2,112,500	0.5%	\$2,125,000
Number of Sales (Closed)	47	-7.8%	51	14.6%	41
Days on Market (From Last List Date)	204	9.1%	187	15.9%	176

In the overall condo market, all price trend indicators fell short of year-ago levels, with the median sales price down 3.2% to \$300,000, the third decline in the last four quarters. Single-family median sales price jumped 15.2% to \$414,500, and luxury single-family median sales price edged 0.5% higher to \$2,135,000 over the same period. The rise in price trend indicators occurred despite the luxury entry threshold decrease of 1.3% to \$1,480,000.