Ellinan Report Q2-2020 Fort Lauderdale, FL Sales

"After a robust first quarter, the COVID-19 market shutdown during much of the second quarter caused sales to see substantial declines."

Average Price Per Sq Ft \$321 -1.5% \$326 0.3% \$320 Median Sales Price \$315,000 -5.4% \$333,000 5.0% \$300,000 Number of Sales (Closed) 339 -31.5% 495 -44.0% 605 Days on Market (From Last List Date) 107 0.9% 106 -3.6% 111 Ft. Lauderdale Single Family Matrix Q2-2020 %Δ (αrк) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$793,714 -13.0% \$912,036 3.3% \$768,703 Average Price Per Sq Ft \$371 -12.5% \$424 5.7% \$351 Median Sales Price \$385,000 -11.0% \$432,750 0.0% \$385,000 Number of Sales (Closed) 340 -21.7% 434 -41.0% 576 Days on Market (From Last List Date) 91 11.0% 82 2.2% 89 Luxury Condo Matrix Q2-2020 %Δ (αrк) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$1,282,330	Ft. Lauderdale Condo Matrix	Q2-2020	%∆ (QTR)	Q1-2020	%∆ (yr)	Q2-2019
Median Sales Price \$315,000 -5.4% \$333,000 5.0% \$300,000 Number of Sales (Closed) 339 -31.5% 495 -44.0% 605 Days on Market (From Last List Date) 107 0.9% 106 -3.6% 111 Ft. Lauderdale Single Family Matrix Q2-2020 %Δ (αrк) Q1-2020 %Δ (γк) Q2-2019 Average Sales Price \$793,714 -13.0% \$912,036 3.3% \$768,703 Average Price Per Sq Ft \$371 -12.5% \$424 5.7% \$351 Median Sales Price \$385,000 -11.0% \$432,750 0.0% \$385,000 Number of Sales (Closed) 340 -21.7% 434 -41.0% 576 Days on Market (From Last List Date) 91 11.0% 82 2.2% 89 Luxury Condo Matrix Q2-2020 %Δ (αrк) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft	Average Sales Price	\$498,088	7.3%	\$464,179	8.9%	\$457,423
Number of Sales (Closed) 339 -31.5% 495 -44.0% 605 Days on Market (From Last List Date) 107 0.9% 106 -3.6% 111 Ft. Lauderdale Single Family Matrix Q2-2020 %Δ (αrк) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$793,714 -13.0% \$912,036 3.3% \$768,703 Average Price Per Sq Ft \$371 -12.5% \$424 5.7% \$351 Median Sales Price \$385,000 -11.0% \$432,750 0.0% \$385,000 Number of Sales (Closed) 340 -21.7% 434 -41.0% 576 Days on Market (From Last List Date) 91 11.0% 82 2.2% 89 Luxury Condo Matrix Q2-2020 %Δ (αrк) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330	Average Price Per Sq Ft	\$321	-1.5%	\$326	0.3%	\$320
Days on Market (From Last List Date) 107 0.9% 106 -3.6% 111 Ft. Lauderdale Single Family Matrix Q2-2020 %Δ (ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$793,714 -13.0% \$912,036 3.3% \$768,703 Average Price Per Sq Ft \$371 -12.5% \$424 5.7% \$351 Median Sales Price \$385,000 -11.0% \$432,750 0.0% \$385,000 Number of Sales (Closed) 340 -21.7% 434 -41.0% 576 Days on Market (From Last List Date) 91 11.0% 82 2.2% 89 Luxury Condo Matrix Q2-2020 %Δ (ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) <td< td=""><td>Median Sales Price</td><td>\$315,000</td><td>-5.4%</td><td>\$333,000</td><td>5.0%</td><td>\$300,000</td></td<>	Median Sales Price	\$315,000	-5.4%	\$333,000	5.0%	\$300,000
Ft. Lauderdale Single Family Matrix Q2-2020 %Δ (απ) Q1-2020 %Δ (γr) Q2-2019 Average Sales Price \$793,714 -13.0% \$912,036 3.3% \$768,703 Average Price Per Sq Ft \$371 -12.5% \$424 5.7% \$351 Median Sales Price \$385,000 -11.0% \$432,750 0.0% \$385,000 Number of Sales (Closed) 340 -21.7% 434 -41.0% 576 Days on Market (From Last List Date) 91 11.0% 82 2.2% 89 Luxury Condo Matrix Q2-2020 %Δ (στκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date)	Number of Sales (Closed)	339	-31.5%	495	-44.0%	605
Average Sales Price \$793,714 -13.0% \$912,036 3.3% \$768,703 Average Price Per Sq Ft \$371 -12.5% \$424 5.7% \$351 Median Sales Price \$385,000 -11.0% \$432,750 0.0% \$385,000 Number of Sales (Closed) 340 -21.7% 434 -41.0% 576 Days on Market (From Last List Date) 91 11.0% 82 2.2% 89 Luxury Condo Matrix Q2-2020 %Δ(ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %	Days on Market (From Last List Date)	107	0.9%	106	-3.6%	111
Average Price Per Sq Ft \$371 -12.5% \$424 5.7% \$351 Median Sales Price \$385,000 -11.0% \$432,750 0.0% \$385,000 Number of Sales (Closed) 340 -21.7% 434 -41.0% 576 Days on Market (From Last List Date) 91 11.0% 82 2.2% 89 Luxury Condo Matrix Q2-2020 %Δ (qrr) Q1-2020 %Δ (γr) Q2-2019 Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %Δ (qrr) Q1-2020 %Δ (γr) Q2-2019 Average Price Per Sq Ft \$596 <	Ft. Lauderdale Single Family Matrix	Q2-2020	%∆ (qtr)	Q1-2020	%∆ (yr)	Q2-2019
Median Sales Price \$385,000 -11.0% \$432,750 0.0% \$385,000 Number of Sales (Closed) 340 -21.7% 434 -41.0% 576 Days on Market (From Last List Date) 91 11.0% 82 2.2% 89 Luxury Condo Matrix Q2-2020 %Δ (ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %Δ (ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000	Average Sales Price	\$793,714	-13.0%	\$912,036	3.3%	\$768,703
Number of Sales (Closed) 340 -21.7% 434 -41.0% 576 Days on Market (From Last List Date) 91 11.0% 82 2.2% 89 Luxury Condo Matrix Q2-2020 %Δ (ατR) Q1-2020 %Δ (γR) Q2-2019 Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %Δ (ατR) Q1-2020 %Δ (γR) Q2-2019 Average Sales Price \$3,309,442 -25.9% \$4,463,602 -6.7% \$3,547,163 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000	Average Price Per Sq Ft	\$371	-12.5%	\$424	5.7%	\$351
Days on Market (From Last List Date) 91 11.0% 82 2.2% 89 Luxury Condo Matrix Q2-2020 %Δ (στR) Q1-2020 %Δ (γr) Q2-2019 Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %Δ (στR) Q1-2020 %Δ (γR) Q2-2019 Average Sales Price \$3,309,442 -25.9% \$4,463,602 -6.7% \$3,547,163 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed)	Median Sales Price	\$385,000	-11.0%	\$432,750	0.0%	\$385,000
Luxury Condo Matrix Q2-2020 %Δ (ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %Δ (ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$3,309,442 -25.9% \$4,463,602 -6.7% \$3,547,163 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Number of Sales (Closed)	340	-21.7%	434	-41.0%	576
Average Sales Price \$1,817,567 23.8% \$1,468,039 13.8% \$1,596,693 Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %Δ (ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$3,309,442 -25.9% \$4,463,602 -6.7% \$3,547,163 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Days on Market (From Last List Date)	91	11.0%	82	2.2%	89
Average Price Per Sq Ft \$587 5.2% \$558 5.2% \$558 Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %Δ (qTR) Q1-2020 %Δ (γR) Q2-2019 Average Sales Price \$3,309,442 -25.9% \$4,463,602 -6.7% \$3,547,163 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Luxury Condo Matrix	Q2-2020	$\%\Delta$ (QTR)	Q1-2020	%∆ (yr)	Q2-2019
Median Sales Price \$1,282,330 6.0% \$1,210,000 2.6% \$1,250,000 Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %Δ (ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$3,309,442 -25.9% \$4,463,602 -6.7% \$3,547,163 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Average Sales Price	\$1,817,567	23.8%	\$1,468,039	13.8%	\$1,596,693
Number of Sales (Closed) 37 -27.5% 51 -39.3% 61 Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %Δ (QTR) Q1-2020 %Δ (YR) Q2-2019 Average Sales Price \$3,309,442 -25.9% \$4,463,602 -6.7% \$3,547,163 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Average Price Per Sq Ft	\$587	5.2%	\$558	5.2%	\$558
Days on Market (From Last List Date) 205 34.9% 152 4.6% 196 Luxury Single Family Matrix Q2-2020 %Δ (ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$3,309,442 -25.9% \$4,463,602 -6.7% \$3,547,163 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Median Sales Price	\$1,282,330	6.0%	\$1,210,000	2.6%	\$1,250,000
Luxury Single Family Matrix Q2-2020 %Δ (ατκ) Q1-2020 %Δ (γκ) Q2-2019 Average Sales Price \$3,309,442 -25.9% \$4,463,602 -6.7% \$3,547,163 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Number of Sales (Closed)	37	-27.5%	51	-39.3%	61
Average Sales Price \$3,309,442 -25.9% \$4,463,602 -6.7% \$3,547,163 Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Days on Market (From Last List Date)	205	34.9%	152	4.6%	196
Average Price Per Sq Ft \$596 -23.9% \$783 -4.2% \$622 Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Luxury Single Family Matrix	Q2-2020	$\%\Delta$ (QTR)	Q1-2020	%∆ (yr)	Q2-2019
Median Sales Price \$2,500,000 -22.5% \$3,225,000 5.1% \$2,378,000 Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Average Sales Price	\$3,309,442	-25.9%	\$4,463,602	-6.7%	\$3,547,163
Number of Sales (Closed) 35 -20.5% 44 -40.7% 59	Average Price Per Sq Ft	\$596	-23.9%	\$783	-4.2%	\$622
	Median Sales Price	\$2,500,000	-22.5%	\$3,225,000	5.1%	\$2,378,000
Days on Market (From Last List Date) 256 39.9% 183 28.0% 200	Number of Sales (Closed)	35	-20.5%	44	-40.7%	59
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There were 339 condo sales to close, down 44%, and 340 single family sales to close, down 41% from the year-ago quarter. The number of condo listings edged 3.4% higher to 1,472, year over year. Single family listings declined 11% to 870 as would-be sellers either pulled their listing or delayed placing them on the market during the market shutdown.

