

# ELLIMAN REPORT

**Q2** 2019

## FORT LAUDERDALE SALES

Highlights of the Quarterly Survey of Fort Lauderdale Residential Sales

“ Mixed results by property type, with single families outperforming condos in both the overall and luxury markets. ”

Ft. Lauderdale Market Matrix (Condos/TH)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$457,423	2.7%	\$445,257	-7.4%	\$494,226
Average Price Per Sq Ft	\$320	2.6%	\$312	-1.8%	\$326
Median Sales Price	\$300,000	1.7%	\$295,000	-22.3%	\$386,000
Number of Sales (Closed)	605	19.3%	507	-24.8%	805
Days on Market (From Last List Date)	111	13.3%	98	35.4%	82
Ft. Lauderdale Market Matrix (Single Family)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$768,703	15.1%	\$667,649	7.0%	\$718,254
Average Price Per Sq Ft	\$351	9.3%	\$321	2.3%	\$343
Median Sales Price	\$385,000	-0.5%	\$387,000	-2.5%	\$395,000
Number of Sales (Closed)	576	55.3%	371	8.5%	531
Days on Market (From Last List Date)	89	0.0%	89	15.6%	77
Luxury Market Matrix (Condos/TH)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$1,596,693	4.4%	\$1,530,120	8.2%	\$1,475,104
Average Price Per Sq Ft	\$558	1.3%	\$551	-4.5%	\$584
Median Sales Price	\$1,250,000	2.0%	\$1,226,000	-2.5%	\$1,281,600
Number of Sales (Closed)	61	17.3%	52	-24.7%	81
Days on Market (From Last List Date)	196	53.1%	128	122.7%	88
Luxury Market Matrix (Single Family)	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	\$3,547,163	36.1%	\$2,607,155	23.4%	\$2,874,503
Average Price Per Sq Ft	\$622	17.4%	\$530	5.6%	\$589
Median Sales Price	\$2,378,000	6.2%	\$2,240,000	5.0%	\$2,265,500
Number of Sales (Closed)	59	55.3%	38	5.4%	56
Days on Market (From Last List Date)	200	22.7%	163	19.8%	167

The single-family market, representing 48.8% of total sales in the second quarter, saw sales rise 8.5% to 576 from the prior-year quarter. The gain in sales overpowered the modest 3.9% rise in listing inventory to 978. Current listing inventory was consistent with the five-year quarterly average of 1,003. Overall single-family price trend indicators were mixed with a 2.5% decline in median sales price to \$385,000 and a 7% rise in average sales price to \$768,703 respectively over the same period. The condo market showed a 24.8% decline in sales to 605 and a 22.3% decline in median sales price to \$300,000 respectively from the year-ago quarter.