

Elliman 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.”

Ft. Lauderdale Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$498,088	7.3%	\$464,179	8.9%	\$457,423
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 (QTR)	Q1-2020	%Δ (YR)	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 (QTR)	Q1-2020	%Δ (YR)	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 (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
Days on Market (From Last List Date)	256	39.9%	183	28.0%	200

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.