

Elliman Report

Q4-2020 Fort Lauderdale, FL Sales

“Single family and condo listing inventory for the overall and luxury markets fell from year-ago levels.”

Ft. Lauderdale Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$531,055	18.1%	\$449,533	26.6%	\$419,391
Average Price Per Sq Ft	\$367	20.3%	\$305	17.3%	\$313
Median Sales Price	\$316,500	-5.5%	\$335,000	5.5%	\$300,000
Number of Sales (Closed)	566	3.5%	547	15.0%	492
Days on Market (From Last List Date)	111	3.7%	107	3.7%	107
Ft. Lauderdale Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$900,390	16.0%	\$776,220	25.1%	\$719,830
Average Price Per Sq Ft	\$415	9.8%	\$378	19.3%	\$348
Median Sales Price	\$510,000	2.0%	\$500,000	23.0%	\$414,500
Number of Sales (Closed)	617	3.4%	597	33.0%	464
Days on Market (From Last List Date)	80	1.3%	79	-5.9%	85
Luxury Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$2,089,096	51.1%	\$1,382,857	52.1%	\$1,373,157
Average Price Per Sq Ft	\$619	21.6%	\$509	16.6%	\$531
Median Sales Price	\$1,698,000	47.0%	\$1,155,000	35.8%	\$1,250,000
Number of Sales (Closed)	57	3.6%	55	14.0%	50
Days on Market (From Last List Date)	178	17.9%	151	-11.9%	202
Luxury Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$3,826,065	38.8%	\$2,756,933	31.9%	\$2,901,156
Average Price Per Sq Ft	\$699	20.5%	\$580	13.5%	\$616
Median Sales Price	\$2,739,500	20.4%	\$2,275,000	28.3%	\$2,135,000
Number of Sales (Closed)	62	3.3%	60	31.9%	47
Days on Market (From Last List Date)	216	36.7%	158	5.9%	204

All condo price trend indicators rose year over year as the number of sales jumped for the second straight month. There has been no year over year declines for all three single family price trend indicators, collectively, for six consecutive quarters. Single family median sales price increased annually for the eighth consecutive quarter.