

Elliman Report

Q1-2021 Fort Lauderdale, FL Sales

“The brisk market conditions continued into the new year with record highs for pricing and sales but with chronically low listing inventory.”

Ft. Lauderdale Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$574,031	8.1%	\$531,055	23.7%	\$464,179
Average Price Per Sq Ft	\$377	2.7%	\$367	15.6%	\$326
Median Sales Price	\$390,000	23.2%	\$316,500	17.1%	\$333,000
Number of Sales (Closed)	787	39.0%	566	59.0%	495
Days on Market (From Last List Date)	101	-9.0%	111	-4.7%	106
Ft. Lauderdale Single Family Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$1,016,447	12.9%	\$900,390	11.4%	\$912,036
Average Price Per Sq Ft	\$465	12.0%	\$415	9.7%	\$424
Median Sales Price	\$525,000	2.9%	\$510,000	21.3%	\$432,750
Number of Sales (Closed)	688	11.5%	617	58.5%	434
Days on Market (From Last List Date)	76	-5.0%	80	-7.3%	82
Luxury Condo Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$2,000,487	-4.2%	\$2,089,096	36.3%	\$1,468,039
Average Price Per Sq Ft	\$685	10.7%	\$619	22.8%	\$558
Median Sales Price	\$1,750,000	3.1%	\$1,698,000	44.6%	\$1,210,000
Number of Sales (Closed)	79	38.6%	57	54.9%	51
Days on Market (From Last List Date)	136	-23.6%	178	-10.5%	152
Luxury Single Family Matrix	Q1-2021	%Δ (QTR)	Q4-2020	%Δ (YR)	Q1-2020
Average Sales Price	\$4,408,832	15.2%	\$3,826,065	-1.2%	\$4,463,602
Average Price Per Sq Ft	\$784	12.2%	\$699	0.1%	\$783
Median Sales Price	\$3,100,000	13.2%	\$2,739,500	-3.9%	\$3,225,000
Number of Sales (Closed)	71	14.5%	62	61.4%	44
Days on Market (From Last List Date)	181	-16.2%	216	-1.1%	183

The Fort Lauderdale market saw record prices, heavy sales volume, and listing inventory falling to new lows. Condo sales surged 59% to 787 from the year-ago quarter as listing inventory plunged 25.1% to 1,085 over the same period.