

Fort Lauderdale

Single Family	December			Year to Date		
Key Metrics	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	70	77	+ 10.0%	1,319	1,037	- 21.4%
Median Sales Price*	\$615,000	\$565,000	- 8.1%	\$690,000	\$729,000	+ 5.7%
Average Sales Price*	\$1,367,311	\$1,036,136	- 24.2%	\$1,487,271	\$1,374,826	- 7.6%
Dollar Volume	\$95,711,798	\$79,782,500	- 16.6%	\$1,959,663,895	\$1,427,319,483	- 27.2%
Percent of Original List Price Received*	92.0%	91.8%	- 0.2%	96.7%	92.5%	- 4.3%
Median Time to Contract	71	48	- 32.4%	44	58	+ 31.8%
Pending Sales	69	68	- 1.4%	1,263	1,054	- 16.5%
New Listings	98	112	+ 14.3%	1,975	1,706	- 13.6%
Inventory of Homes for Sale	447	462	+ 3.4%	—	—	—
Months Supply of Inventory	4.2	5.3	+ 26.2%	—	—	—

Townhouse/Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	12-2022	12-2023	% Change
Closed Sales	101	93	- 7.9%	1,981	1,471	- 25.7%
Median Sales Price*	\$399,900	\$420,000	+ 5.0%	\$445,000	\$450,000	+ 1.1%
Average Sales Price*	\$708,003	\$718,178	+ 1.4%	\$817,789	\$706,499	- 13.6%
Dollar Volume	\$71,508,300	\$66,790,600	- 6.6%	\$1,620,040,761	\$1,039,259,725	- 35.8%
Percent of Original List Price Received*	95.4%	91.8%	- 3.8%	97.3%	93.7%	- 3.7%
Median Time to Contract	45	80	+ 77.8%	52	63	+ 21.2%
Pending Sales	83	87	+ 4.8%	1,818	1,481	- 18.5%
New Listings	137	212	+ 54.7%	2,445	2,487	+ 1.7%
Inventory of Homes for Sale	525	799	+ 52.2%	—	—	—
Months Supply of Inventory	3.5	6.5	+ 85.7%	—	—	—

\* Does not account for seller concessions. Percent change may be extreme due to small sample size. Dash (—) means no activity to report on for specified time period.

