

Fort Lauderdale

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	5-2024	5-2025	% Change
Closed Sales	136	99	- 27.2%	511	449	- 12.1%
Median Sales Price*	\$625,050	\$695,000	+ 11.2%	\$715,000	\$774,300	+ 8.3%
Average Sales Price*	\$1,344,528	\$1,232,287	- 8.3%	\$1,403,853	\$1,590,871	+ 13.3%
Dollar Volume	\$182,855,814	\$121,996,400	- 33.3%	\$717,369,102	\$714,301,195	- 0.4%
Percent of Original List Price Received*	92.3%	91.4%	- 1.0%	92.8%	91.5%	- 1.4%
Median Time to Contract	67	68	+ 1.5%	68	80	+ 17.6%
Pending Sales	109	78	- 28.4%	560	470	- 16.1%
New Listings	197	157	- 20.3%	993	998	+ 0.5%
Inventory of Homes for Sale	576	715	+ 24.1%	—	—	—
Months Supply of Inventory	6.2	7.6	+ 22.6%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	% Change	5-2024	5-2025	% Change
Closed Sales	146	104	- 28.8%	617	582	- 5.7%
Median Sales Price*	\$462,500	\$476,500	+ 3.0%	\$470,000	\$425,000	- 9.6%
Average Sales Price*	\$683,107	\$622,434	- 8.9%	\$693,378	\$663,898	- 4.3%
Dollar Volume	\$99,733,611	\$64,733,185	- 35.1%	\$427,814,012	\$386,388,898	- 9.7%
Percent of Original List Price Received*	91.2%	88.3%	- 3.2%	91.3%	89.6%	- 1.9%
Median Time to Contract	71	94	+ 32.4%	72	95	+ 31.9%
Pending Sales	136	104	- 23.5%	684	624	- 8.8%
New Listings	269	235	- 12.6%	1,487	1,571	+ 5.6%
Inventory of Homes for Sale	1,141	1,382	+ 21.1%	—	—	—
Months Supply of Inventory	9.8	12.3	+ 25.5%	—	—	—

* 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.

