

ELLIMAN REPORT

Q3 2018

FORT LAUDERDALE SALES

Highlights of the Quarterly Survey of Fort Lauderdale Residential Sales

“ *The improving conditions continued with surging sales, shorter marketing times and less negotiability.* ”

Ft. Lauderdale Market Matrix (Condos/TH)	Q3-2018	%Δ (QTR)	Q2-2018	%Δ (YR)	Q3-2017
Average Sales Price	\$422,177	-14.6%	\$494,226	2.7%	\$410,988
Average Price per Sq Ft	\$314	-3.7%	\$326	5.0%	\$299
Median Sales Price	\$293,800	-23.9%	\$386,000	-2.1%	\$300,000
Number of Sales (Closed)	511	-36.5%	805	23.7%	413
Days on Market (From Last List Date)	101	23.2%	82	-1.0%	102
Ft. Lauderdale Market Matrix (Single Family)	Q3-2018	%Δ (QTR)	Q2-2018	%Δ (YR)	Q3-2017
Average Sales Price	\$595,591	-17.1%	\$718,254	-8.7%	\$652,425
Average Price per Sq Ft	\$324	-5.5%	\$343	-0.3%	\$325
Median Sales Price	\$349,000	-11.6%	\$395,000	5.0%	\$332,500
Number of Sales	485	-8.7%	531	7.8%	450
Days on Market (From Last List Date)	76	-1.3%	77	-9.5%	84
Luxury Market Matrix (Condos/TH)	Q3-2018	%Δ (QTR)	Q2-2018	%Δ (YR)	Q3-2017
Average Sales Price	\$1,373,894	-6.9%	\$1,475,104	10.0%	\$1,249,001
Average Price per Sq Ft	\$561	-3.9%	\$584	8.9%	\$515
Median Sales Price	\$1,300,000	1.4%	\$1,281,600	18.2%	\$1,100,000
Number of Sales (Closed)	52	-35.8%	81	13.0%	46
Days on Market (From Last List Date)	156	77.3%	88	0.0%	156
Luxury Market Matrix (Single Family)	Q3-2018	%Δ (QTR)	Q2-2018	%Δ (YR)	Q3-2017
Average Sales Price	\$2,424,627	-15.7%	\$2,874,503	-7.1%	\$2,611,315
Average Price per Sq Ft	\$610	3.6%	\$589	6.8%	\$571
Median Sales Price	\$1,625,000	-28.3%	\$2,265,500	-18.8%	\$2,000,000
Number of Sales	49	-12.5%	56	-10.9%	55
Days on Market (From Last List Date)	153	-8.4%	167	-25.4%	205

The number of condo sales surged 23.7% to 511, and the number of single-family sales rose 7.8% to 485 from the year-ago quarter.

Listing inventory showed no year over year growth in the condo market. Single-family listing inventory rose by 5% over the same period.

The median sales price for condos slipped 2.1% to \$293,800, and the median sales price for single families increased 5% to \$349,000 respectively from the year-ago quarter.