

Elliman Report

Q1-2020 Fort Lauderdale Sales

“After noticeably stronger results in the first two and a half months, listing inventory growth slowed as market awareness of Coronavirus occurred in mid-March.”

Ft. Lauderdale Condo/TH Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$464,179	10.7%	\$419,391	4.2%	\$445,257
Average Price Per Sq Ft	\$326	4.2%	\$313	4.5%	\$312
Median Sales Price	\$333,000	11.0%	\$300,000	12.9%	\$295,000
Number of Sales (Closed)	495	0.6%	492	-2.4%	507
Days on Market (From Last List Date)	106	-0.9%	107	8.2%	98
Ft. Lauderdale Single Family Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$912,036	26.7%	\$719,830	36.6%	\$667,649
Average Price Per Sq Ft	\$424	21.8%	\$348	32.1%	\$321
Median Sales Price	\$432,750	4.4%	\$414,500	11.8%	\$387,000
Number of Sales (Closed)	434	-6.5%	464	17.0%	371
Days on Market (From Last List Date)	82	-3.5%	85	-7.9%	89
Luxury Condo/TH Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$1,468,039	6.9%	\$1,373,157	-4.1%	\$1,530,120
Average Price Per Sq Ft	\$558	5.1%	\$531	1.3%	\$551
Median Sales Price	\$1,210,000	-3.2%	\$1,250,000	-1.3%	\$1,226,000
Number of Sales (Closed)	51	2.0%	50	-1.9%	52
Days on Market (From Last List Date)	152	-24.8%	202	18.8%	128
Luxury Single Family Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$4,463,602	53.9%	\$2,901,156	71.2%	\$2,607,155
Average Price Per Sq Ft	\$783	27.1%	\$616	47.7%	\$530
Median Sales Price	\$3,225,000	51.1%	\$2,135,000	44.0%	\$2,240,000
Number of Sales (Closed)	44	-6.4%	47	15.8%	38
Days on Market (From Last List Date)	183	-10.3%	204	12.3%	163

Condo price trend indicators pressed higher as sales slipped year over year. Single-family sales and price trend indicators posted large annual gains.