

INSTITUTE *for*
LUXURY HOME
MARKETING®

Home of the CLHMS™

JANUARY
2025

BROWARD COUNTY

FLORIDA

EXCLUDING FT. LAUDERDALE

www.LuxuryHomeMarketing.com

BROWARD COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$1,100,000**

LUXURY INVENTORY VS. SALES | DECEMBER 2024

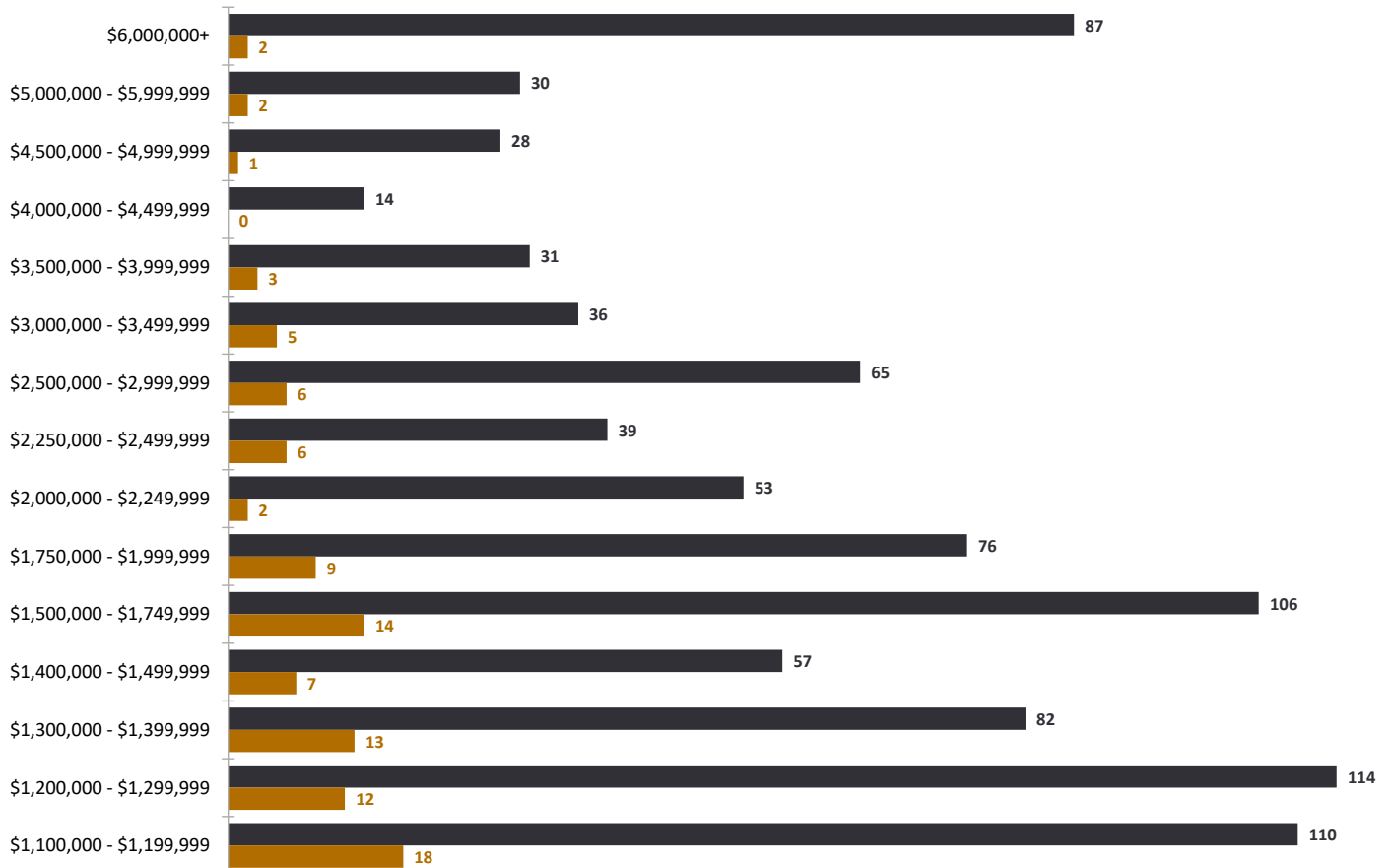
Total Inventory: **928**

Total Sales: **100**

Total Sales Ratio²: **11%**

Buyer's Market

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$1,251,000	4	3	31	354	9%
3,000 - 3,999	\$1,300,000	5	4	31	234	13%
4,000 - 4,999	\$1,800,000	5	5	25	150	17%
5,000 - 5,999	\$2,604,543	5	6	9	60	15%
6,000 - 6,999	\$9,000,000	6	7	1	44	2%
7,000+	\$5,250,000	6	7	1	61	2%

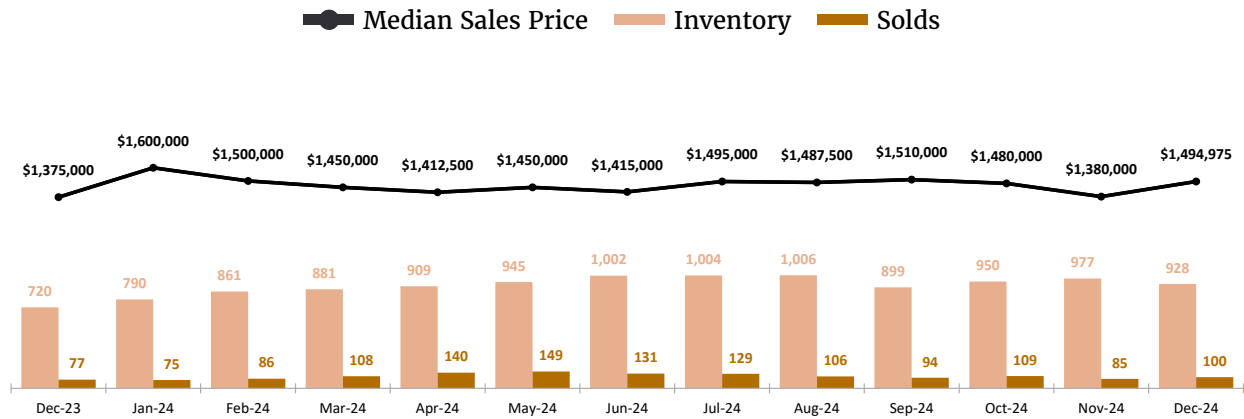
¹The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

BROWARD COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price³: **\$1,100,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | DECEMBER

TOTAL INVENTORY

Dec. 2023 Dec. 2024
720 **928**

VARIANCE: **29%**

TOTAL SOLDS

Dec. 2023 Dec. 2024
77 **100**

VARIANCE: **30%**

SALES PRICE

Dec. 2023 Dec. 2024
\$1.38m **\$1.49m**

VARIANCE: **9%**

SALE PRICE PER SQFT.

Dec. 2023 Dec. 2024
\$437 **\$449**

VARIANCE: **3%**

SALE TO LIST PRICE RATIO

Dec. 2023 Dec. 2024
95.39% **95.04%**

VARIANCE: **0%**

DAYS ON MARKET

Dec. 2023 Dec. 2024
54 **55**

VARIANCE: **2%**

BROWARD COUNTY MARKET SUMMARY | DECEMBER 2024

- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **95.04% of list price** in December 2024.
- The most active price band is **\$1,100,000-\$1,199,999**, where the sales ratio is **16%**.
- The median luxury sales price for single-family homes is **\$1,494,975**.
- The median days on market for December 2024 was **55** days, up from **54** in December 2023.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.

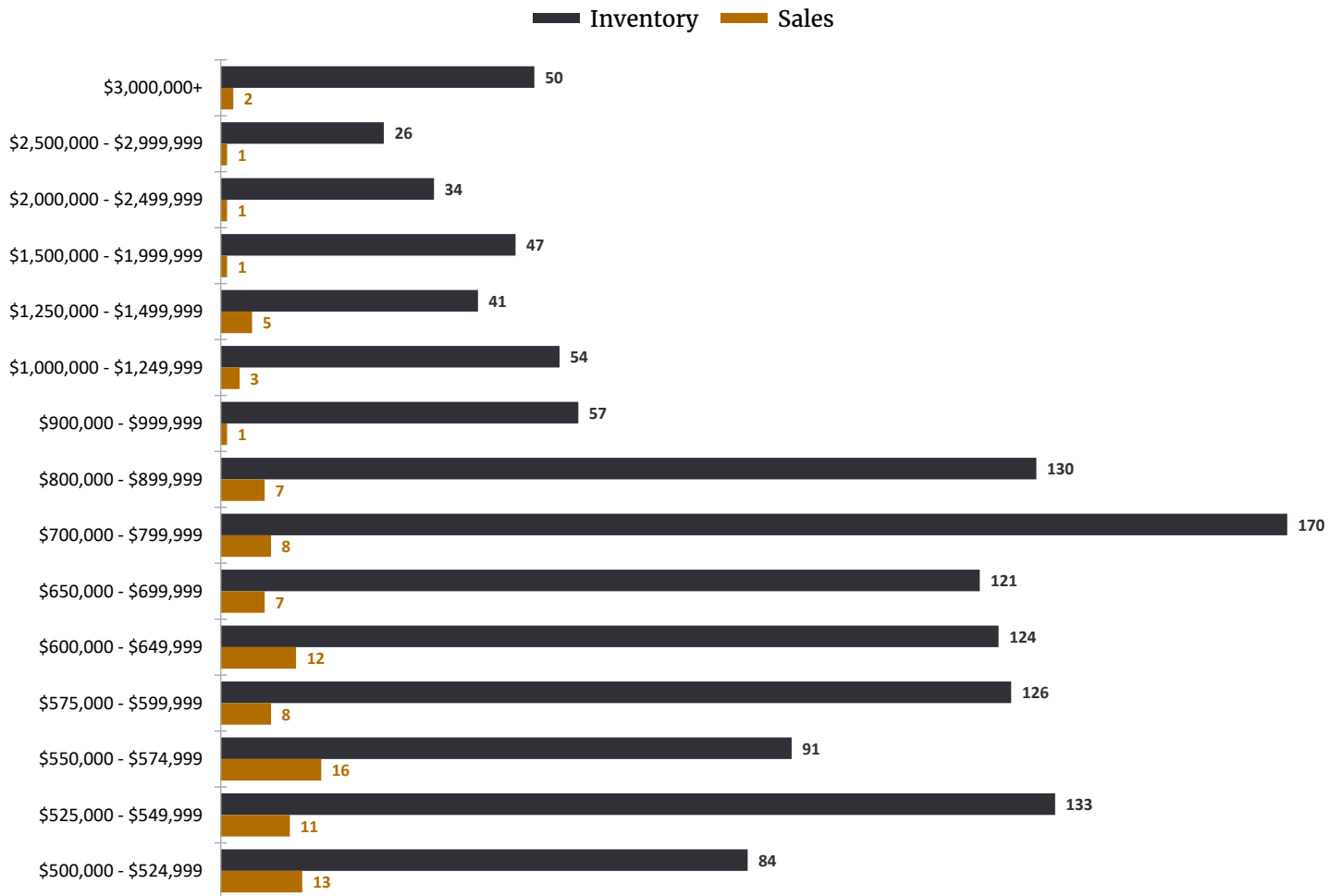
LUXURY INVENTORY VS. SALES | DECEMBER 2024

Total Inventory: **1,288**

Total Sales: **96**

Total Sales Ratio²: **7%**

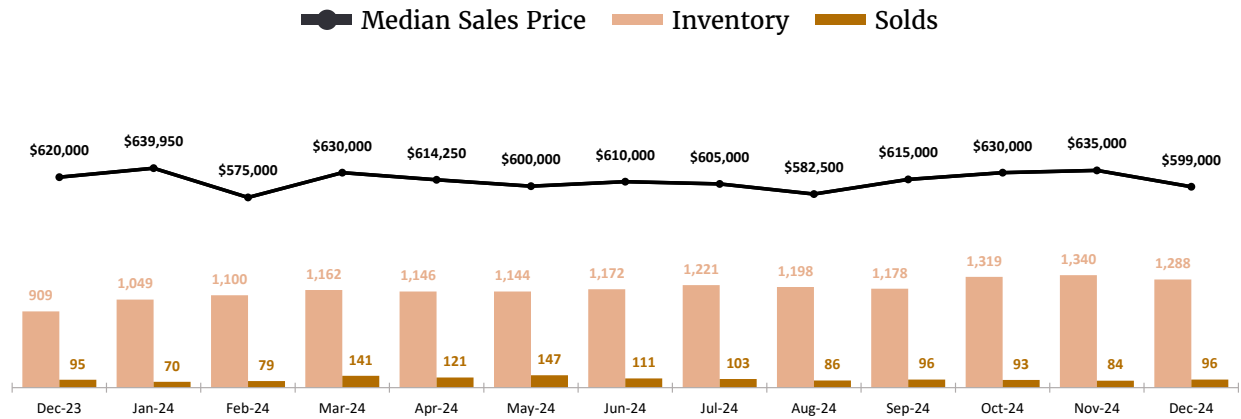
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$590,000	3	3	91	1210	8%
3,000 - 3,999	\$1,447,500	3	4	4	35	11%
4,000 - 4,999	NA	NA	NA	0	7	0%
5,000 - 5,999	\$5,600,000	6	7	1	6	17%
6,000 - 6,999	NA	NA	NA	0	1	0%
7,000+	NA	NA	NA	0	2	0%

¹The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | DECEMBER

TOTAL INVENTORY

Dec. 2023 Dec. 2024
909 **1,288**

VARIANCE: **42%**

TOTAL SOLDS

Dec. 2023 Dec. 2024
95 **96**

VARIANCE: **1%**

SALES PRICE

Dec. 2023 Dec. 2024
\$620k **\$599k**

VARIANCE: **-3%**

SALE PRICE PER SQFT.

Dec. 2023 Dec. 2024
\$458 **\$384**

VARIANCE: **-16%**

SALE TO LIST PRICE RATIO

Dec. 2023 Dec. 2024
96.01% **96.35%**

VARIANCE: **0%**

DAYS ON MARKET

Dec. 2023 Dec. 2024
32 **68**

VARIANCE: **113%**

BROWARD COUNTY MARKET SUMMARY | DECEMBER 2024

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **96.35% of list price** in December 2024.
- The most active price band is **\$550,000-\$574,999**, where the sales ratio is **18%**.
- The median luxury sales price for attached homes is **\$599,000**.
- The median days on market for December 2024 was **68** days, up from **32** in December 2023.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.