



FT. LAUDERDALE  
FLORIDA

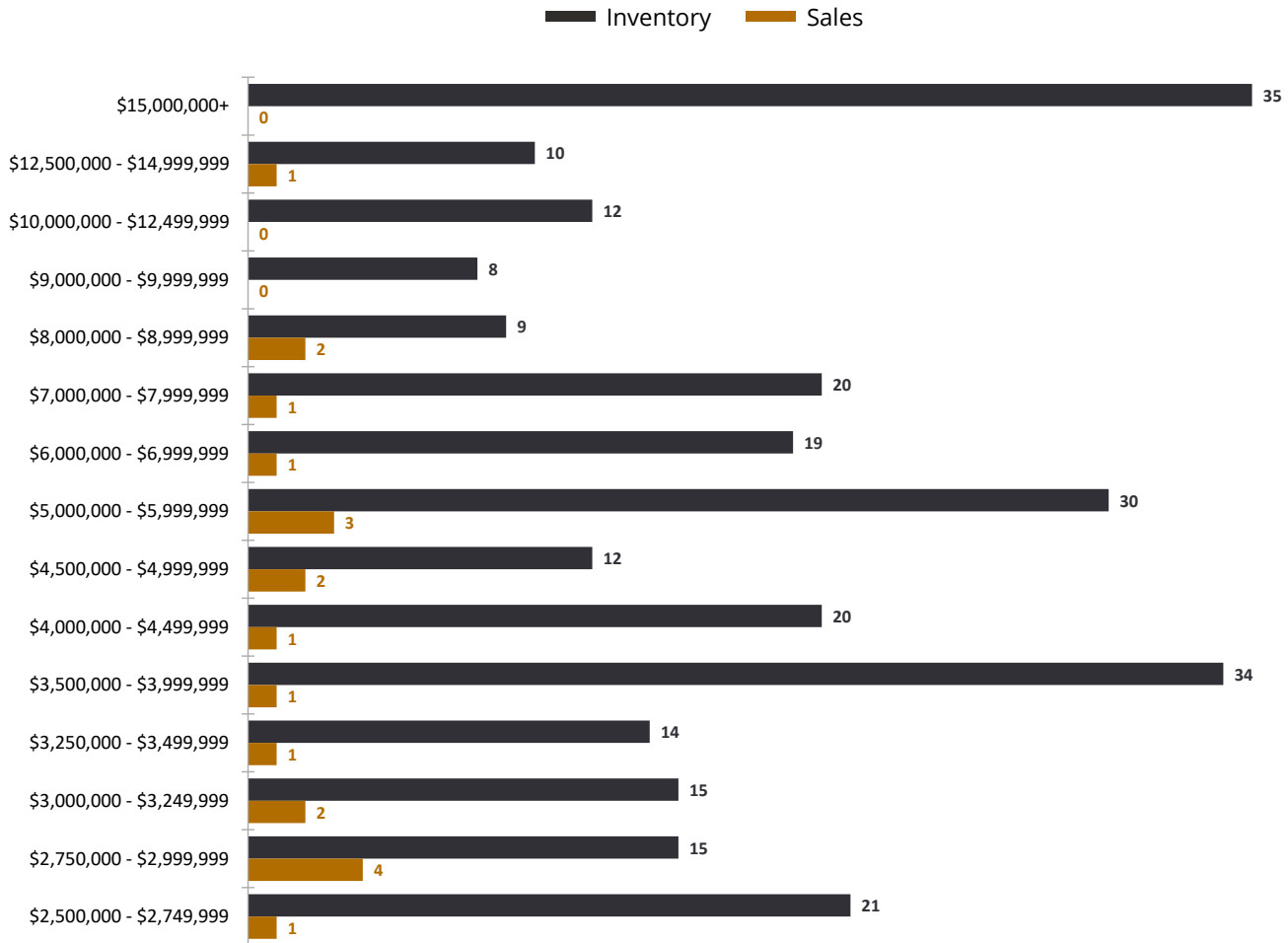
### LUXURY INVENTORY VS. SALES | JANUARY 2025

Total Inventory: **274**

Total Sales: **20**

Total Sales Ratio<sup>2</sup>: **7%**

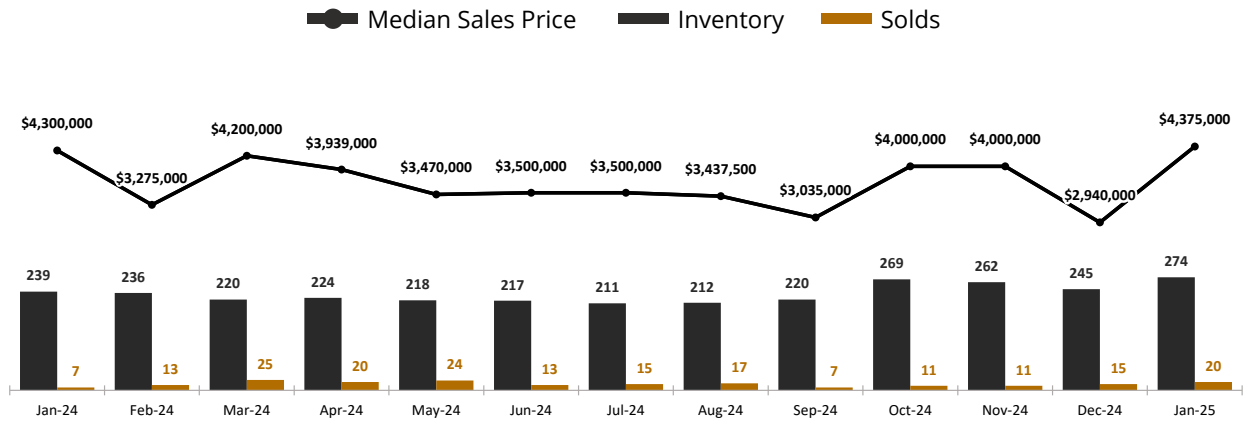
Buyer's Market



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$2,850,000	4	5	4	49	8%
3,000 - 3,999	\$2,972,500	5	4	4	60	7%
4,000 - 4,999	\$4,375,000	5	5	4	46	9%
5,000 - 5,999	\$6,777,500	6	8	2	31	6%
6,000 - 6,999	\$6,325,000	6	7	4	29	14%
7,000+	\$7,550,000	7	8	1	50	2%

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

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | JANUARY

#### TOTAL INVENTORY

Jan. 2024: 239  
Jan. 2025: 274

VARIANCE: **15%**

#### TOTAL SOLDS

Jan. 2024: 7  
Jan. 2025: 20

VARIANCE: **186%**

#### SALES PRICE

Jan. 2024: \$4.30m  
Jan. 2025: \$4.38m

VARIANCE: **2%**

#### SALE PRICE PER SQFT.

Jan. 2024: \$1,002  
Jan. 2025: \$965

VARIANCE: **-4%**

#### SALE TO LIST PRICE RATIO

Jan. 2024: 92.86%  
Jan. 2025: 94.03%

VARIANCE: **1%**

#### DAYS ON MARKET

Jan. 2024: 221  
Jan. 2025: 100

VARIANCE: **-55%**

## FT. LAUDERDALE MARKET SUMMARY | JANUARY 2025

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **94.03% of list price** in January 2025.
- The most active price band is **\$2,750,000-\$2,999,999**, where the sales ratio is **27%**.
- The median luxury sales price for single-family homes is **\$4,375,000**.
- The median days on market for January 2025 was **100** days, down from **221** in January 2024.

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

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

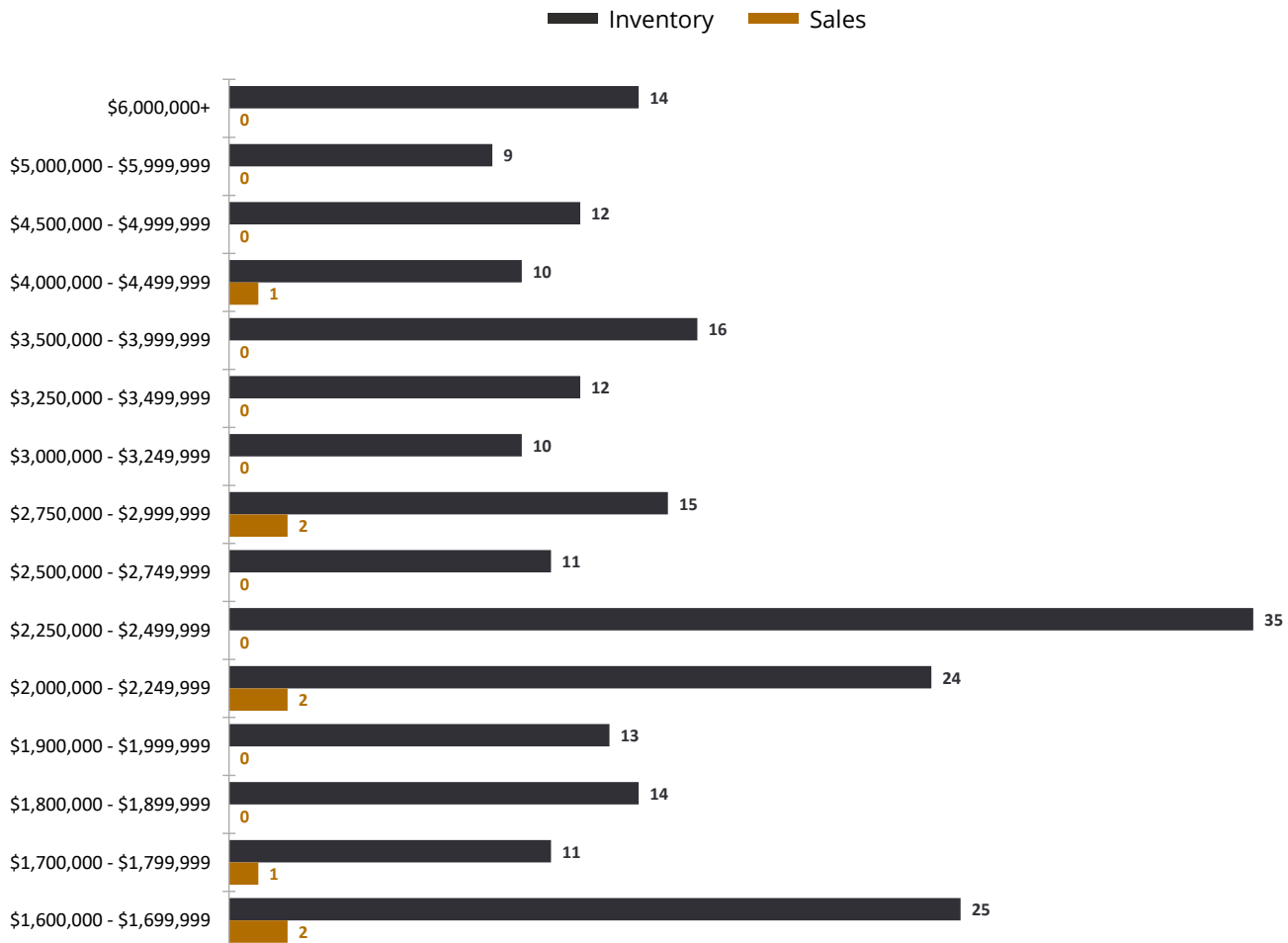
## LUXURY INVENTORY VS. SALES | JANUARY 2025

Total Inventory: **231**

Total Sales: **8**

Total Sales Ratio<sup>2</sup>: **3%**

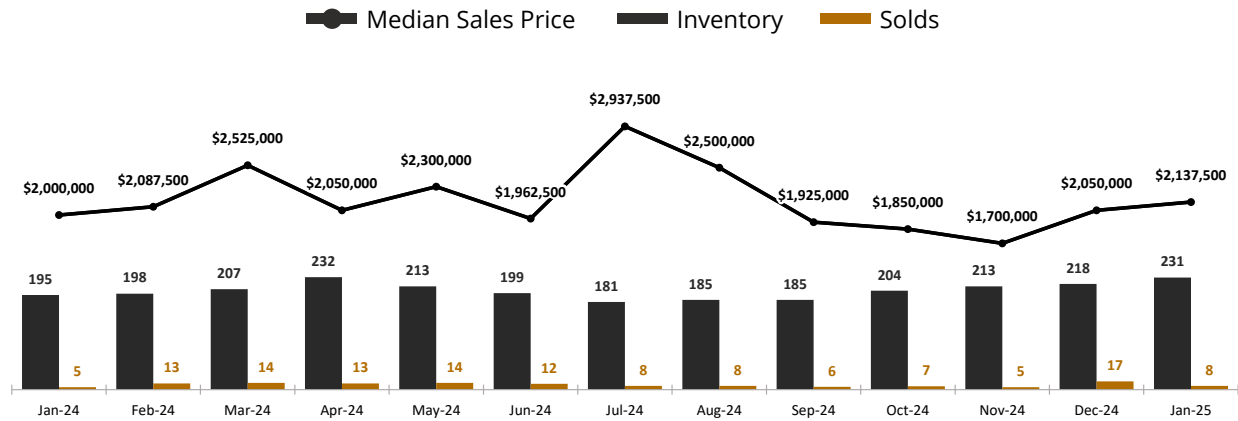
Buyer's Market



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	5	0%
1,500 - 1,999	\$2,237,500	2	3	2	29	7%
2,000 - 2,499	\$2,800,000	2	3	1	55	2%
2,500 - 2,999	\$1,937,500	4	4	2	49	4%
3,000 - 3,499	\$1,925,000	3	5	2	51	4%
3,500+	\$4,000,000	4	6	1	37	3%

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

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | JANUARY

### TOTAL INVENTORY

Jan. 2024: 195  
Jan. 2025: 231

VARIANCE: **18%**

### TOTAL SOLDS

Jan. 2024: 5  
Jan. 2025: 8

VARIANCE: **60%**

### SALES PRICE

Jan. 2024: \$2.00m  
Jan. 2025: \$2.14m

VARIANCE: **7%**

### SALE PRICE PER SQFT.

Jan. 2024: \$849  
Jan. 2025: \$783

VARIANCE: **-8%**

### SALE TO LIST PRICE RATIO

Jan. 2024: 95.40%  
Jan. 2025: 94.53%

VARIANCE: **-1%**

### DAYS ON MARKET

Jan. 2024: 124  
Jan. 2025: 190

VARIANCE: **53%**

## FT. LAUDERDALE MARKET SUMMARY | JANUARY 2025

- The attached luxury market is a **Buyer's Market** with a **3% Sales Ratio**.
- Homes sold for a median of **94.53% of list price** in January 2025.
- The most active price band is **\$2,750,000-\$2,999,999**, where the sales ratio is **13%**.
- The median luxury sales price for attached homes is **\$2,137,500**.
- The median days on market for January 2025 was **190** days, up from **124** in January 2024.

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

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.