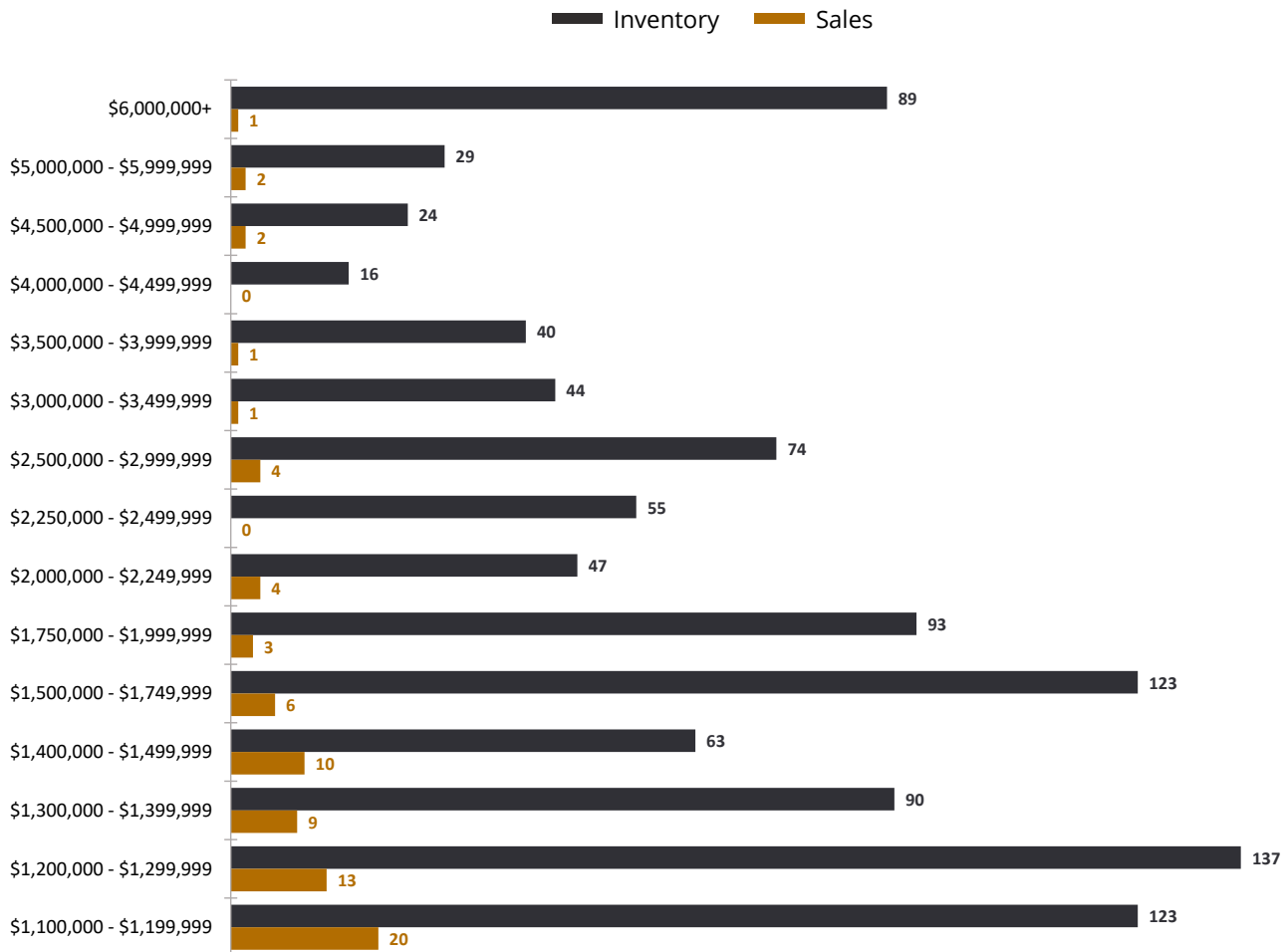




BROWARD COUNTY
FLORIDA
EXCLUDING FT. LAUDERDALE

LUXURY INVENTORY VS. SALES | FEBRUARY 2025

Total Inventory: 1,047 **Total Sales: 76** **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	\$1,217,500	4	3	22	390	6%
3,000 - 3,999	\$1,287,500	5	4	28	290	10%
4,000 - 4,999	\$1,599,444	6	5	10	168	6%
5,000 - 5,999	\$2,600,000	5	6	7	61	11%
6,000 - 6,999	\$2,175,000	5	6	3	42	7%
7,000+	\$7,200,000	6	9	1	68	1%

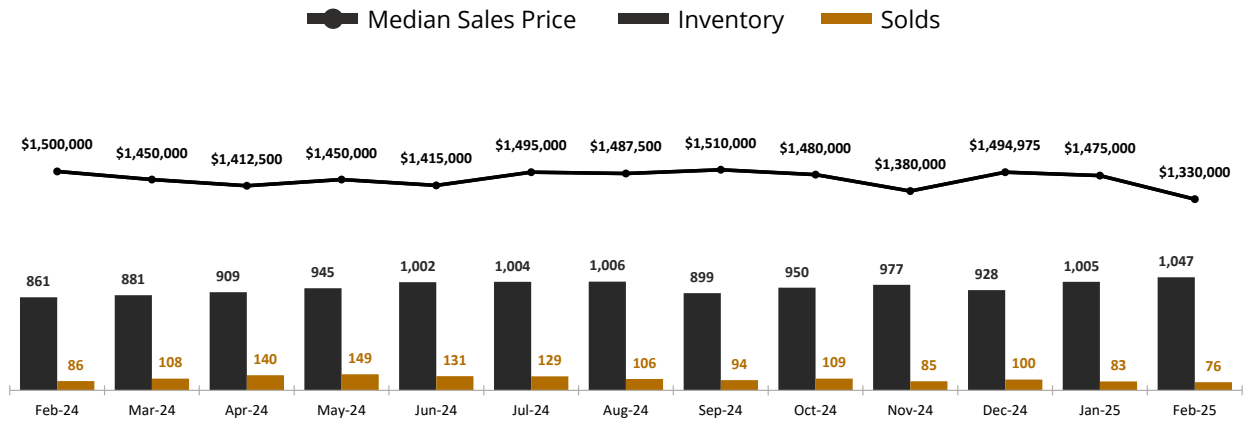
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

BROWARD COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2024 **861**
Feb. 2025 **1,047**

VARIANCE: **22%**

TOTAL SOLDS

Feb. 2024 **86**
Feb. 2025 **76**

VARIANCE: **-12%**

SALES PRICE

Feb. 2024 **\$1.50m**
Feb. 2025 **\$1.33m**

VARIANCE: **-11%**

SALE PRICE PER SQFT.

Feb. 2024 **\$451**
Feb. 2025 **\$421**

VARIANCE: **-7%**

SALE TO LIST PRICE RATIO

Feb. 2024 **93.90%**
Feb. 2025 **94.58%**

VARIANCE: **1%**

DAYS ON MARKET

Feb. 2024 **60**
Feb. 2025 **66**

VARIANCE: **10%**

BROWARD COUNTY MARKET SUMMARY | FEBRUARY 2025

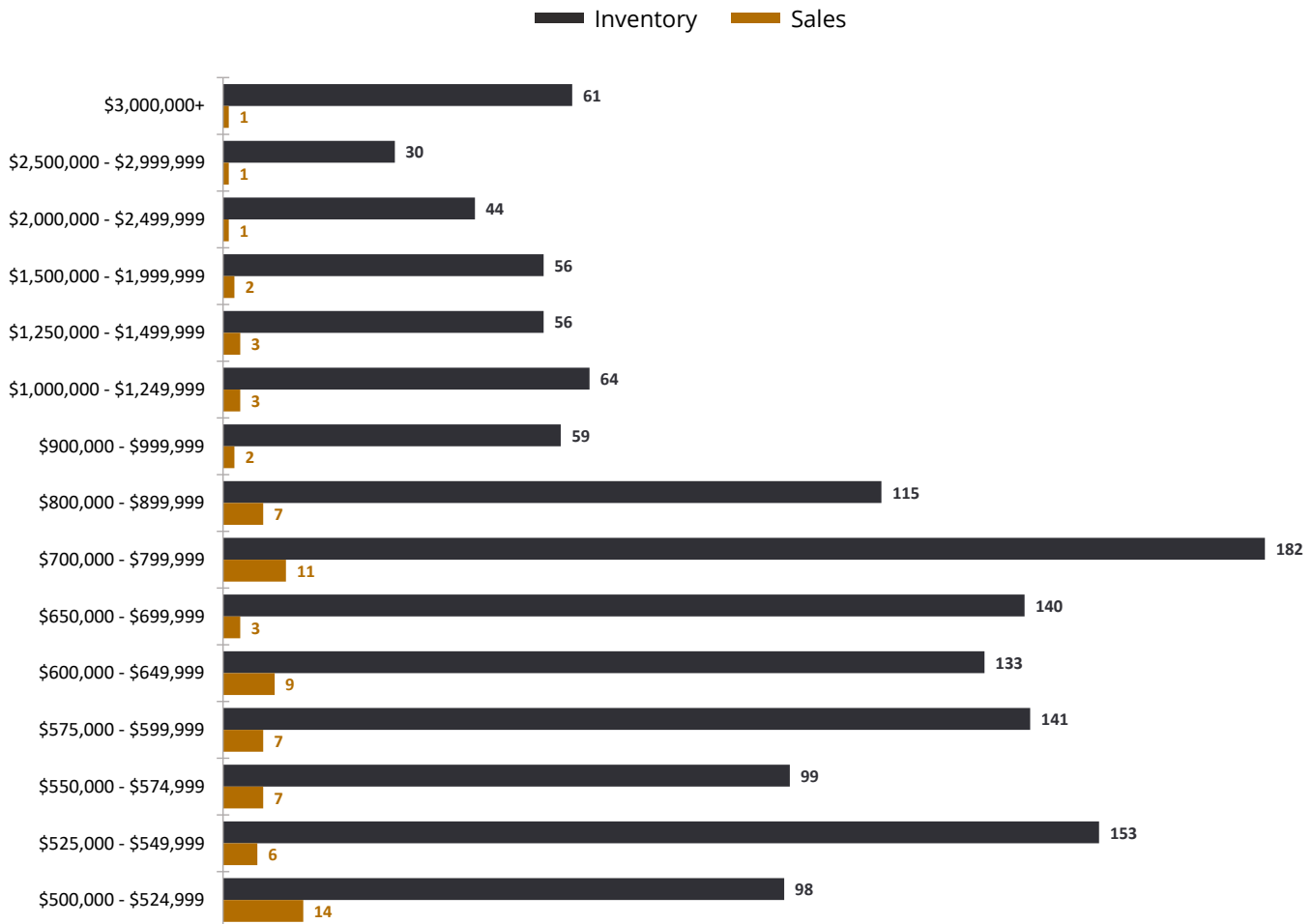
- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **94.58% of list price** in February 2025.
- The most active price band is **\$1,100,000-\$1,199,999**, where the sales ratio is **16%**.
- The median luxury sales price for single-family homes is **\$1,330,000**.
- The median days on market for February 2025 was **66** days, up from **60** in February 2024.

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 | FEBRUARY 2025

Total Inventory: 1,431 **Total Sales: 77** **Total Sales Ratio²: 5%** **Buyer's Market**



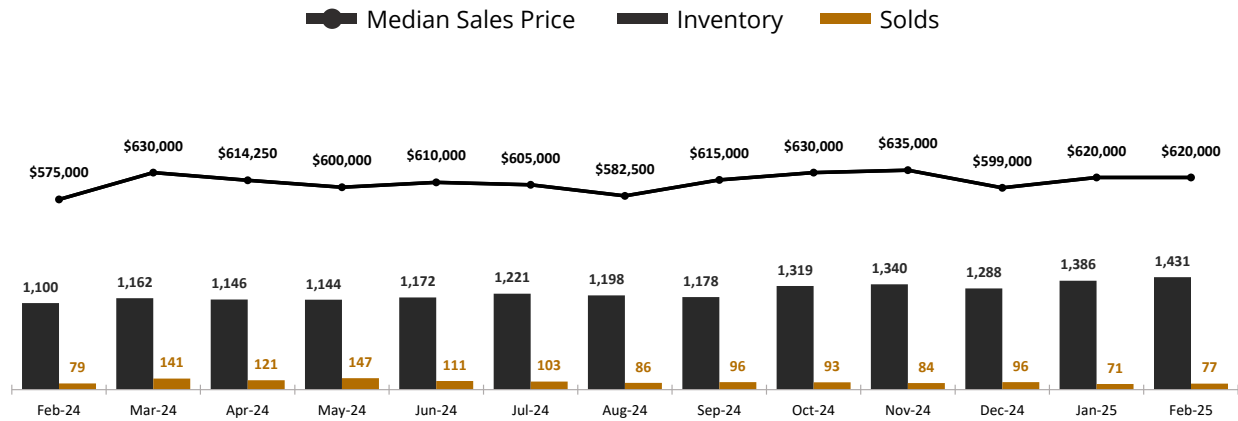
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$617,500	3	3	74	1336	6%
3,000 - 3,999	\$1,600,000	3	3	3	47	6%
4,000 - 4,999	NA	NA	NA	0	10	0%
5,000 - 5,999	NA	NA	NA	0	4	0%
6,000 - 6,999	NA	NA	NA	0	1	0%
7,000+	NA	NA	NA	0	3	0%

¹ The 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

ATTACHED HOMES
Luxury Benchmark Price¹: **\$500,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2024 Feb. 2025
1,100 **1,431**

VARIANCE: **30%**

TOTAL SOLDS

Feb. 2024 Feb. 2025
79 **77**

VARIANCE: **-3%**

SALES PRICE

Feb. 2024 Feb. 2025
\$575k **\$620k**

VARIANCE: **8%**

SALE PRICE PER SQFT.

Feb. 2024 Feb. 2025
\$399 **\$433**

VARIANCE: **9%**

SALE TO LIST PRICE RATIO

Feb. 2024 Feb. 2025
96.77% **96.08%**

VARIANCE: **-1%**

DAYS ON MARKET

Feb. 2024 Feb. 2025
37 **74**

VARIANCE: **100%**

BROWARD COUNTY MARKET SUMMARY | FEBRUARY 2025

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **96.08% of list price** in February 2025.
- The most active price band is **\$500,000-\$524,999**, where the sales ratio is **14%**.
- The median luxury sales price for attached homes is **\$620,000**.
- The median days on market for February 2025 was **74** days, up from **37** in February 2024.

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.