

# ELLIMAN

## REPORT

# Q4 2017

## FORT LAUDERDALE SALES

Highlights of the Quarterly Survey of Fort Lauderdale Residential Sales

“Rising prices, sliding sales and inventory as well as larger sized luxury sales.”

Ft. Lauderdale Market Matrix (Condos/TH)	Q4-2017	%Δ (QTR)	Q3-2017	%Δ (YR)	Q4-2016
Average Sales Price	\$426,796	3.8%	\$410,988	9.1%	\$391,150
Average Price per Sq Ft	\$309	3.3%	\$299	6.9%	\$289
Median Sales Price	\$284,750	-5.1%	\$300,000	-0.9%	\$287,325
Number of Sales (Closed)	440	6.5%	413	-1.3%	446
Days on Market (From Last List Date)	124	21.6%	102	14.8%	108
Ft. Lauderdale Market Matrix (Single Family)	Q4-2017	%Δ (QTR)	Q3-2017	%Δ (YR)	Q4-2016
Average Sales Price	\$751,285	15.2%	\$652,425	23.5%	\$608,239
Average Price per Sq Ft	\$359	10.5%	\$325	15.4%	\$311
Median Sales Price	\$360,000	8.3%	\$332,500	5.9%	\$340,000
Number of Sales	411	-8.7%	450	-12.0%	467
Days on Market (From Last List Date)	82	-2.4%	84	-5.7%	87
Luxury Market Matrix (Condos/TH)	Q4-2017	%Δ (QTR)	Q3-2017	%Δ (YR)	Q4-2016
Average Sales Price	\$1,432,946	14.7%	\$1,249,001	6.0%	\$1,352,087
Average Price per Sq Ft	\$511	-0.8%	\$515	-5.9%	\$543
Median Sales Price	\$1,232,500	12.0%	\$1,100,000	-1.0%	\$1,245,000
Number of Sales (Closed)	48	4.3%	46	17.1%	41
Days on Market (From Last List Date)	200	28.2%	156	33.3%	150
Luxury Market Matrix (Single Family)	Q4-2017	%Δ (QTR)	Q3-2017	%Δ (YR)	Q4-2016
Average Sales Price	\$2,980,226	14.1%	\$2,611,315	11.1%	\$2,681,470
Average Price per Sq Ft	\$596	4.4%	\$571	-0.2%	\$597
Median Sales Price	\$1,978,351	-1.1%	\$2,000,000	-2.3%	\$2,025,000
Number of Sales	59	7.3%	55	18.0%	50
Days on Market (From Last List Date)	190	-7.3%	205	-2.6%	195

Condo median sales price declined 0.9% to \$284,750, and average sales price rose 9.1% to \$426,796 respectively from the prior-year quarter. Single-family median sales price rose 5.9% to \$360,000 and average sales price increased 23.5% to \$751,285 respectively over the same period.

In the luxury market, representing the top 10% of all sales, the median sales price for condo sales slipped 1% to \$1,232,500 and single-family sales declined 2.3% to 1,978,351 respectively from the year-ago quarter.

Days on market, the number of days from the last price change to the contract date, for condos increased 14.8% to 124 and for single families slipped 5.7% to 82 respectively from the prior year quarter.