

ELLIMAN REPORT

Q2 2018

FORT LAUDERDALE SALES

Highlights of the Quarterly Survey of Fort Lauderdale Residential Sales

“ *The market continued to show robust results with a burst of condo sales, rising price trends and new records.* ”

Ft. Lauderdale Market Matrix (Condos/TH)	Q2-2018	%Δ (QTR)	Q1-2018	%Δ (YR)	Q2-2017
Average Sales Price	\$494,226	7.8%	\$458,359	22.1%	\$404,738
Average Price per Sq Ft	\$326	3.2%	\$316	12.0%	\$291
Median Sales Price	\$386,000	19.0%	\$324,250	34.8%	\$286,250
Number of Sales (Closed)	805	44.8%	556	32.4%	608
Days on Market (From Last List Date)	82	-28.1%	114	-31.1%	119
Ft. Lauderdale Market Matrix (Single Family)	Q2-2018	%Δ (QTR)	Q1-2018	%Δ (YR)	Q2-2017
Average Sales Price	\$718,254	12.9%	\$635,988	29.4%	\$555,167
Average Price per Sq Ft	\$343	5.2%	\$326	19.1%	\$288
Median Sales Price	\$395,000	7.9%	\$366,000	16.5%	\$339,000
Number of Sales	531	17.0%	454	-10.2%	591
Days on Market (From Last List Date)	77	-11.5%	87	-3.8%	80
Luxury Market Matrix (Condos/TH)	Q2-2018	%Δ (QTR)	Q1-2018	%Δ (YR)	Q2-2017
Average Sales Price	\$1,475,104	1.1%	\$1,458,612	19.8%	\$1,231,540
Average Price per Sq Ft	\$584	6.6%	\$548	25.6%	\$465
Median Sales Price	\$1,281,600	-2.0%	\$1,307,500	9.8%	\$1,167,500
Number of Sales (Closed)	81	42.1%	57	19.1%	68
Days on Market (From Last List Date)	88	-47.9%	169	-53.9%	191
Luxury Market Matrix (Single Family)	Q2-2018	%Δ (QTR)	Q1-2018	%Δ (YR)	Q2-2017
Average Sales Price	\$2,874,503	20.7%	\$2,382,033	32.6%	\$2,168,030
Average Price per Sq Ft	\$589	8.3%	\$544	19.7%	\$492
Median Sales Price	\$2,265,500	9.2%	\$2,075,000	35.0%	\$1,678,750
Number of Sales	56	21.7%	46	0.0%	56
Days on Market (From Last List Date)	167	2.5%	163	7.7%	155

The median sales price for condos jumped 34.8% to a new record of \$386,000, and the median sales price for single families jumped 16.5% to \$395,000 respectively from the year-ago quarter.

Condo sales rose sharply, up 32.4% to 805 as single family sales declined 10.2% to 531 respectively over the same period.

The luxury condo median sales price rose 9.8% to \$1,281,600 while the luxury single-family market sales price surged 35% to \$2,265,500 respectively the prior-year quarter.