

INSTITUTE *for*
LUXURY HOME
MARKETING®

Home of the CLHMS™

DECEMBER
2024

FT. LAUDERDALE

FLORIDA

www.LuxuryHomeMarketing.com

FT. LAUDERDALE

SINGLE-FAMILY HOMES
Luxury Benchmark Price¹: **\$2,500,000**

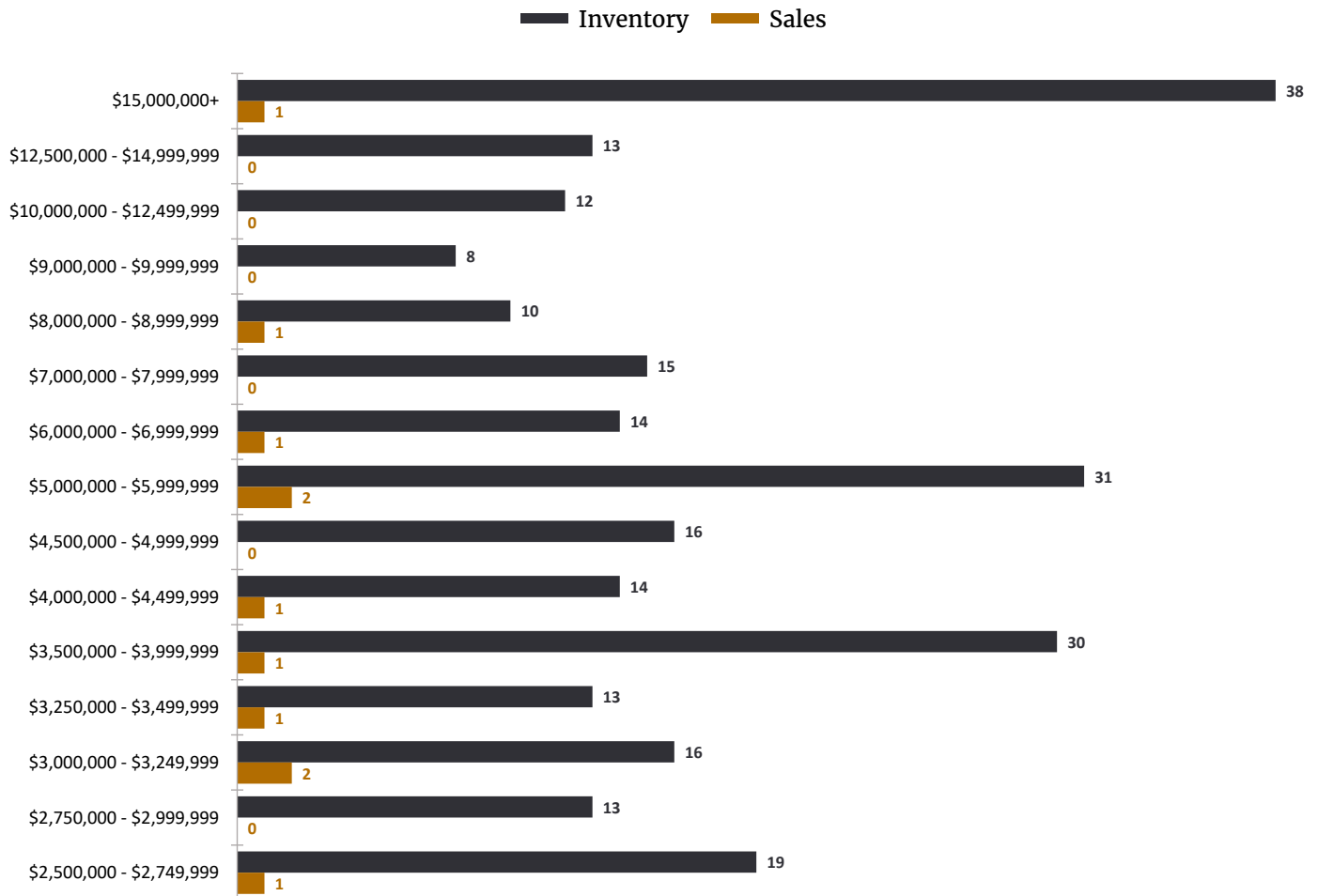
LUXURY INVENTORY VS. SALES | NOVEMBER 2024

Total Inventory: **262**

Total Sales: **11**

Total Sales Ratio²: **4%**

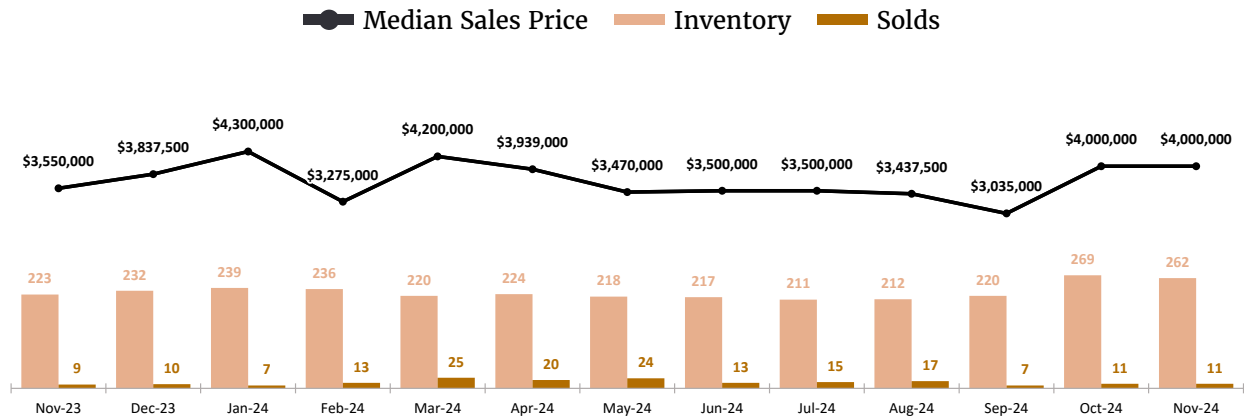
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$3,180,000	3	3	1	48	2%
3,000 - 3,999	\$3,500,000	3	4	3	49	6%
4,000 - 4,999	\$4,537,500	4	5	4	44	9%
5,000 - 5,999	NA	NA	NA	0	30	0%
6,000 - 6,999	\$5,641,500	6	7	2	27	7%
7,000+	\$19,500,000	7	8	1	51	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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2023 Nov. 2024
223 **262**

VARIANCE: 17%

TOTAL SOLDS

Nov. 2023 Nov. 2024
9 **11**

VARIANCE: 22%

SALES PRICE

Nov. 2023 Nov. 2024
\$3.55m **\$4.00m**

VARIANCE: 13%

SALE PRICE PER SQFT.

Nov. 2023 Nov. 2024
\$1,047 **\$1,091**

VARIANCE: 4%

SALE TO LIST PRICE RATIO

Nov. 2023 Nov. 2024
95.12% **88.48%**

VARIANCE: -7%

DAYS ON MARKET

Nov. 2023 Nov. 2024
88 **87**

VARIANCE: -1%

FT. LAUDERDALE MARKET SUMMARY | NOVEMBER 2024

- The single-family luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **88.48% of list price** in November 2024.
- The most active price band is **\$3,000,000-\$3,249,999**, where the sales ratio is **13%**.
- The median luxury sales price for single-family homes is **\$4,000,000**.
- The median days on market for November 2024 was **87** days, down from **88** in November 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.

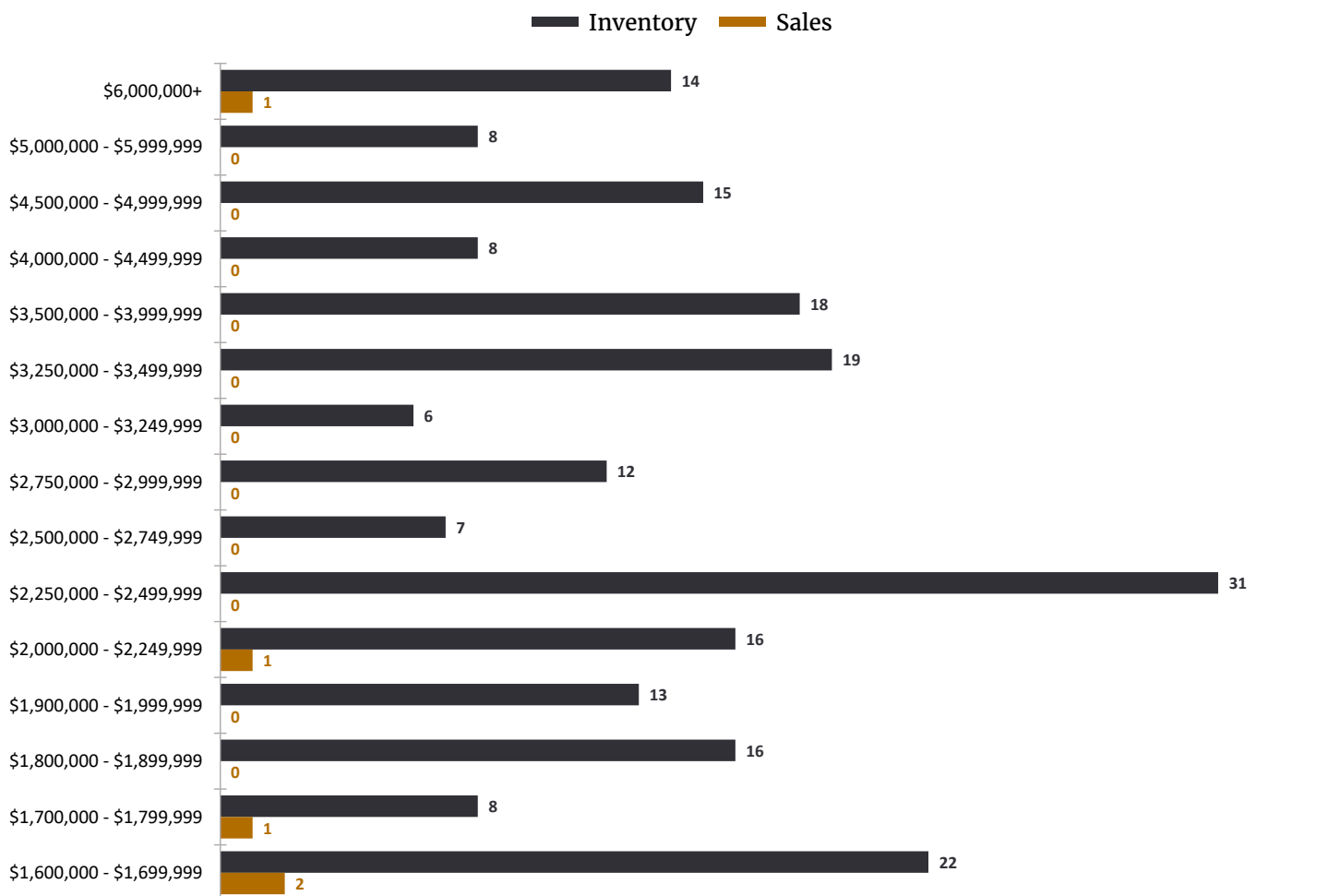
LUXURY INVENTORY VS. SALES | NOVEMBER 2024

Total Inventory: **213**

Total Sales: **5**

Total Sales Ratio²: **2%**

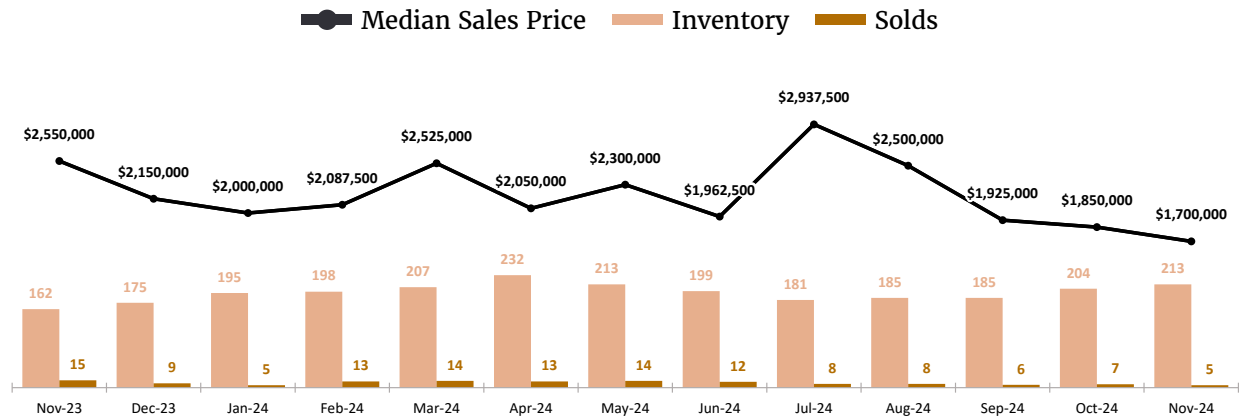
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	NA	NA	NA	0	4	0%
1,500 - 1,999	NA	NA	NA	0	27	0%
2,000 - 2,499	\$1,700,000	3	4	3	45	7%
2,500 - 2,999	NA	NA	NA	0	53	0%
3,000 - 3,499	NA	NA	NA	0	47	0%
3,500+	\$4,060,000	4	5	2	32	6%

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 | NOVEMBER

TOTAL INVENTORY

Nov. 2023 Nov. 2024
162 **213**

VARIANCE: **31%**

TOTAL SOLDS

Nov. 2023 Nov. 2024
15 **5**

VARIANCE: **-67%**

SALES PRICE

Nov. 2023 Nov. 2024
\$2.55m **\$1.70m**

VARIANCE: **-33%**

SALE PRICE PER SQFT.

Nov. 2023 Nov. 2024
\$971 **\$822**

VARIANCE: **-15%**

SALE TO LIST PRICE RATIO

Nov. 2023 Nov. 2024
94.29% **94.71%**

VARIANCE: **0%**

DAYS ON MARKET

Nov. 2023 Nov. 2024
154 **177**

VARIANCE: **15%**

FT. LAUDERDALE MARKET SUMMARY | NOVEMBER 2024

- The attached luxury market is a **Buyer's Market** with a **2% Sales Ratio**.
- Homes sold for a median of **94.71% of list price** in November 2024.
- The most active price band is **\$1,700,000-\$1,799,999**, where the sales ratio is **13%**.
- The median luxury sales price for attached homes is **\$1,700,000**.
- The median days on market for November 2024 was **177** days, up from **154** in November 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.