

# ELLIMAN REPORT

## Q4-2018 FORT LAUDERDALE SALES

Highlights of the Quarterly Survey of  
Fort Lauderdale Residential Sales

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*Condo sales and price trends outperformed a stable single-family market.*

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<b>Ft. Lauderdale Market Matrix (Condos/TH)</b>	<b>Q4-2018</b>	<b>%Δ (QTR)</b>	<b>Q3-2018</b>	<b>%Δ (YR)</b>	<b>Q4-2017</b>
Average Sales Price	\$488,515	15.7%	\$422,177	14.5%	\$426,796
Average Price Per Sq Ft	\$341	8.6%	\$314	10.4%	\$309
Median Sales Price	\$310,000	5.5%	\$293,800	8.9%	\$284,750
Number of Sales (Closed)	454	-11.2%	511	3.2%	440
Days on Market (From Last List Date)	97	-4.0%	101	-21.8%	124
<b>Ft. Lauderdale Market Matrix (Single Family)</b>	<b>Q4-2018</b>	<b>%Δ (QTR)</b>	<b>Q3-2018</b>	<b>%Δ (YR)</b>	<b>Q4-2017</b>
Average Sales Price	\$668,733	12.3%	\$595,591	-11.0%	\$751,285
Average Price Per Sq Ft	\$331	2.2%	\$324	-7.8%	\$359
Median Sales Price	\$359,900	3.1%	\$349,000	0.0%	\$360,000
Number of Sales (Closed)	401	-17.3%	485	-2.4%	411
Days on Market (From Last List Date)	79	3.9%	76	-3.7%	82
<b>Luxury Market Matrix (Condos/TH)</b>	<b>Q4-2018</b>	<b>%Δ (QTR)</b>	<b>Q3-2018</b>	<b>%Δ (YR)</b>	<b>Q4-2017</b>
Average Sales Price	\$1,754,932	27.7%	\$1,373,894	22.5%	\$1,432,946
Average Price Per Sq Ft	\$619	10.3%	\$561	21.1%	\$511
Median Sales Price	\$1,550,000	19.2%	\$1,300,000	25.8%	\$1,232,500
Number of Sales (Closed)	46	-11.5%	52	-4.2%	48
Days on Market (From Last List Date)	131	-16.0%	156	-34.5%	200
<b>Luxury Market Matrix (Single Family)</b>	<b>Q4-2018</b>	<b>%Δ (QTR)</b>	<b>Q3-2018</b>	<b>%Δ (YR)</b>	<b>Q4-2017</b>
Average Sales Price	\$2,576,200	6.3%	\$2,424,627	-13.6%	\$2,980,226
Average Price Per Sq Ft	\$572	-6.2%	\$610	-4.0%	\$596
Median Sales Price	\$2,125,000	30.8%	\$1,625,000	7.4%	\$1,978,351
Number of Sales (Closed)	41	-16.3%	49	-30.5%	59
Days on Market (From Last List Date)	176	15.0%	153	-7.4%	190

There were 454 sales in the final quarter of 2018, a 3.2% increase from the same period last year.

Condo median sales price rose by 8.9% to \$310,000, and luxury condo median sales price jumped 25.8% to \$1,550,000 respectively over the same period.

Single-family median sales price showed stability at \$359,900, and luxury single-family median sales price rose 7.4% to \$2,125,000 respectively from the same period last year.

**IF YOU HAVE ANY QUESTIONS REGARDING THIS QUARTER'S REPORT OR  
WOULD LIKE TO REVIEW THE REPORT IN ITS ENTIRETY PLEASE CONTACT ME TODAY.**