

ELLIMAN REPORT

2Q 2015

FORT LAUDERDALE SALES

Highlights of the Quarterly Survey of Fort Lauderdale Residential Sales

“ Listing inventory moved higher, as more sellers were pulled into the market by higher prices. ”

Ft. Lauderdale Market Matrix (Condos/TH)	2Q-2015	%Chg (QTR)	1Q-2015	%Chg (YR)	2Q-2014
Average Sales Price	\$443,092	20.7%	\$367,092	14.9%	\$385,771
Average Price per Sq Ft	\$304	-1.6%	\$309	15.2%	\$264
Median Sales Price	\$303,500	18.1%	\$257,000	9.5%	\$277,067
Number of Sales (Closed)	482	-4.4%	504	-18.3%	590
Days on Market (From Last List Date)	104	1.0%	103	15.6%	90
Ft. Lauderdale Market Matrix (Single Family)	2Q-2015	%Chg (QTR)	1Q-2015	%Chg (YR)	2Q-2014
Average Sales Price	\$522,862	-6.7%	\$560,281	-14.9%	\$614,211
Average Price per Sq Ft	\$280	-2.1%	\$286	-5.7%	\$297
Median Sales Price	\$290,000	-1.7%	\$294,950	-2.9%	\$298,750
Number of Sales	514	21.2%	424	-1.9%	524
Days on Market (From Last List Date)	85	-17.5%	103	-12.4%	97
Luxury Market Matrix (Condos/TH)	2Q-2015	%Chg (QTR)	1Q-2015	%Chg (YR)	2Q-2014
Average Sales Price	\$1,509,382	28.6%	\$1,173,929	15.3%	\$1,308,553
Average Price per Sq Ft	\$563	14.2%	\$493	18.0%	\$477
Median Sales Price	\$1,288,500	28.9%	\$1,000,000	18.2%	\$1,090,000
Number of Sales (Closed)	49	-3.9%	51	-16.9%	59
Days on Market (From Last List Date)	155	15.7%	134	10.7%	140
Luxury Market Matrix (Single Family)	2Q-2015	%Chg (QTR)	1Q-2015	%Chg (YR)	2Q-2014
Average Sales Price	\$2,095,614	-12.5%	\$2,395,771	-29.3%	\$2,962,916
Average Price per Sq Ft	\$561	10.4%	\$508	-1.6%	\$570
Median Sales Price	\$1,649,000	-17.6%	\$2,000,000	-21.5%	\$2,100,000
Number of Sales	53	23.3%	43	1.9%	52
Days on Market (From Last List Date)	137	-32.5%	203	-41.7%	235

Fort Lauderdale housing price trends were mixed with condo price indicators rising and single family price indicators falling, the latter because of the skew caused by smaller sized sales. Condo median sales price rose 9.5% to \$303,500 from the prior year quarter. Single family median sales price declined 2.9% to \$290,000 over the same period. The median sales price of a luxury condo sales jumped 18.2% to \$1,288,500 from the prior year quarter. Luxury single family median sales price declined 21.5% to \$1,649,000 as average square footage fell 28.1% to 3,735 over the same period. Condo inventory climbed 12.6% to 1,250 listings and single family inventory rose 7.1% to 968 listings respectively from the prior year quarter.