

# ELLIMAN REPORT

4Q 2014

## FORT LAUDERDALE SALES

Highlights of the Quarterly Survey of Fort Lauderdale Residential Sales

“ Listing inventory expanded as sellers took advantage of rising prices over the past year. ”

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Ft. Lauderdale Market Matrix (Condos/TH)	4Q-2014	%Chg (QTR)	3Q-2014	%Chg (YR)	4Q-2013
Average Sales Price	\$347,413	-6.7%	\$372,407	1.3%	\$342,872
Average Price per Sq Ft	\$250	-1.6%	\$254	-9.4%	\$276
Median Sales Price	\$270,000	-5.3%	\$285,000	12.5%	\$240,000
Number of Sales (Closed)	475	-3.3%	491	-4.2%	496
Days on Market (From Last List Date)	89	-11.9%	101	-12.7%	102
Ft. Lauderdale Market Matrix (Single Family)	4Q-2014	%Chg (QTR)	3Q-2014	%Chg (YR)	4Q-2013
Average Sales Price	\$499,304	2.3%	\$488,242	-0.4%	\$501,542
Average Price per Sq Ft	\$264	1.1%	\$261	-1.1%	\$267
Median Sales Price	\$271,250	-3.0%	\$279,500	-2.4%	\$278,000
Number of Sales	454	-6.6%	486	5.8%	429
Days on Market (From Last List Date)	83	5.1%	79	-17.8%	101
Luxury Market Matrix (Condos/TH)	4Q-2014	%Chg (QTR)	3Q-2014	%Chg (YR)	4Q-2013
Average Sales Price	\$1,009,098	-10.6%	\$1,128,307	-7.3%	\$1,089,058
Average Price per Sq Ft	\$424	-0.7%	\$427	1.4%	\$418
Median Sales Price	\$884,375	-7.5%	\$956,200	-3.1%	\$912,500
Number of Sales (Closed)	48	-2.0%	49	-7.7%	52
Days on Market (From Last List Date)	122	0.0%	122	-40.5%	205
Luxury Market Matrix (Single Family)	4Q-2014	%Chg (QTR)	3Q-2014	%Chg (YR)	4Q-2013
Average Sales Price	\$2,309,642	6.4%	\$2,169,867	10.2%	\$2,096,423
Average Price per Sq Ft	\$515	2.0%	\$505	-0.6%	\$518
Median Sales Price	\$1,990,000	21.3%	\$1,640,000	13.3%	\$1,755,700
Number of Sales	45	-8.2%	49	4.7%	43
Days on Market (From Last List Date)	137	-30.5%	197	-26.7%	187

Condo median sales price was \$270,000, up 12.5% and single family median sales price was \$271,250 down 2.4% respectively, from the same period last year. The luxury market reflects the top 10% of sales. Luxury condos had an entry threshold of \$670,000 and a median sales price of \$884,375, which was down 3.1% from the prior year quarter. Luxury single family sales had an entry threshold of \$1,135,000 and a median sales price of \$1,990,000, which was a 13.3% increase from the prior year quarter. Listing inventory within the luxury market increased at about the same rate as the overall market. Luxury condo listings expanded 32.7% to 268 and luxury single family listings increased 19.1% to 318 from the same period last year. Days on market, the number of days from the last price change to contract date, fell across all markets from the prior year quarter.