

Local Market Update – December 2018



Fort Lauderdale

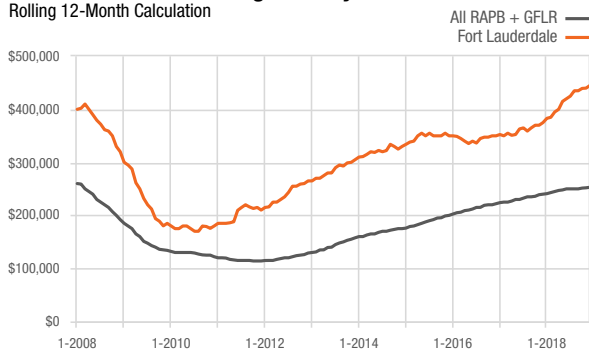
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
Key Metrics						
Closed Sales	117	100	- 14.5%	1,378	1,442	+ 4.6%
Median Sales Price*	\$435,000	\$474,500	+ 9.1%	\$375,000	\$445,000	+ 18.7%
Average Sales Price*	\$910,588	\$791,399	- 13.1%	\$699,085	\$736,049	+ 5.3%
Dollar Volume	\$106,773,825	\$79,139,926	- 25.9%	\$967,483,511	\$1,059,828,269	+ 9.5%
Percent of Original List Price Received*	91.7%	92.9%	+ 1.3%	92.2%	92.8%	+ 0.7%
Median Time to Contract	82	76	- 7.3%	89	83	- 6.7%
Pending Sales	100	78	- 22.0%	1,395	1,441	+ 3.3%
New Listings	148	144	- 2.7%	2,182	2,447	+ 12.1%
Inventory of Homes for Sale	696	784	+ 12.6%	—	—	—
Months Supply of Inventory	6.0	6.5	+ 8.3%	—	—	—

Townhouse/Condo	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
Key Metrics						
Closed Sales	142	112	- 21.1%	1,579	1,838	+ 16.4%
Median Sales Price*	\$280,000	\$305,000	+ 8.9%	\$295,000	\$318,000	+ 7.8%
Average Sales Price*	\$466,766	\$444,101	- 4.9%	\$424,481	\$467,713	+ 10.2%
Dollar Volume	\$66,280,738	\$49,739,355	- 25.0%	\$667,711,977	\$858,754,832	+ 28.6%
Percent of Original List Price Received*	91.8%	92.5%	+ 0.8%	91.1%	92.4%	+ 1.4%
Median Time to Contract	120	97	- 19.2%	114	104	- 8.8%
Pending Sales	122	111	- 9.0%	1,635	1,811	+ 10.8%
New Listings	196	208	+ 6.1%	2,941	3,112	+ 5.8%
Inventory of Homes for Sale	1,165	1,192	+ 2.3%	—	—	—
Months Supply of Inventory	8.6	7.9	- 8.1%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

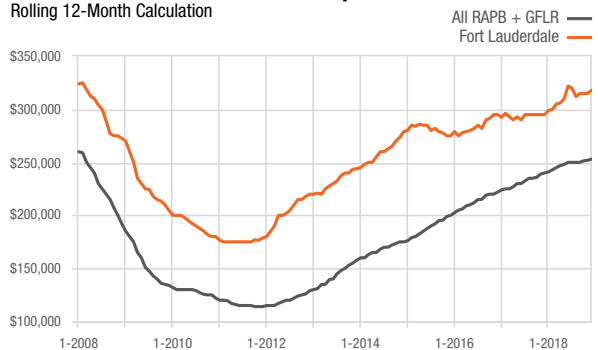
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Co-Op/Townhome

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.