

# Josh Dotoli Closes Fort Lauderdale's Top Condo Sale in March as Luxury Inventory Continues to Build

*BeachesMLS data for Q1 2026 shows Fort Lauderdale condos above \$1 million are moving slowly, making strategy and representation more important.*

FORT LAUDERDALE, FL, UNITED STATES, April 1, 2026 /EINPresswire.com/ -- Josh Dotoli, founder of [DOTOLI Group](#) and a real estate agent with Compass, closed the highest condominium sale in Fort Lauderdale in March 2026 with the sale of Residence 1902S at [Selene Residences](#) for \$4,675,000. Based on BeachesMLS closed-sale data for Fort Lauderdale condominiums in March 2026, that sale exceeded the next-highest Fort Lauderdale condo sale for the month by \$1,265,000. The

transaction comes at a time when most Fort Lauderdale condos priced above \$1 million are not selling each month, making execution and representation increasingly important in the local luxury market.

According to BeachesMLS data for January through March 2026, Fort Lauderdale recorded only about 20 to 22 condo sales per month above the \$1 million price point while approximately 389 active listings remained on the market. That equates to an absorption rate of roughly 5%, meaning about 95% of available inventory in that segment is not trading in a given month.

At the current sales pace, the existing inventory would take roughly 19 months to absorb. In a market with that level of supply, sellers face greater competition for buyers' attention, and outcomes can vary significantly depending on pricing strategy, presentation and exposure.

"This is a market where sellers cannot afford to blend in," said Josh Dotoli, founder of DOTOLI Group and Compass real estate agent. "When inventory is high and only a small percentage of properties are actually closing each month, the difference comes down to strategy, positioning and execution."





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*Josh Dotoli*

The sale of Residence 1902S at Selene Residences reflects the level of selectivity currently shaping the Fort Lauderdale luxury condo market. While demand remains present, buyers in the upper tier are moving carefully and comparing value across a growing number of available options.

For sellers, that environment places added pressure on how a property is introduced to the market. Pricing, visual presentation, digital exposure and agent representation all play a larger role when the majority of listings remain

unsold from month to month.

For buyers, the market continues to offer options, particularly in newer beachfront and luxury condominium developments. Dotoli currently represents additional opportunities at Selene, including Residence 1904 priced at \$4,595,000, along with inventory at Paramount Fort Lauderdale Beach.

"Even in a slower-moving segment, strong properties can still command meaningful prices when they are marketed and negotiated correctly," Dotoli said. "For buyers, there are still opportunities in the market, but knowing where to look and how to evaluate value is critical."

More information about [Fort Lauderdale luxury condos](#), Selene Residences and current market opportunities can be found at [www.dotoligroup.com](http://www.dotoligroup.com)

## About DOTOLI Group

DOTOLI Group is a real estate team based in South Florida, with over \$1 billion in sales. They specialize in luxury homes, waterfront properties, and high-end condominiums throughout Fort Lauderdale and Broward County. Led by Josh Dotoli, the group operates under Compass and works with both buyers and sellers in South Florida's most competitive residential markets. The team emphasizes strategic pricing, effective property positioning, and high-visibility marketing to promote luxury real estate.

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