Broward County Local Residential Market Metrics - Q3 2019
Townhouses and Condos
Municipalities and Census-Designated Places*

BROWARD MIAMI a Division of **MIAMI REALTORS**

Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Broward County	4,383	6.4%	2,139	2.8%	$173,000	4.8%	$216,940	0.2%
Boulevard Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coconut Creek (City)	211	12.8%	100	7.5%	$148,000	5.7%	$150,286	3.2%
Cooper City (City)	23	15.0%	1	0.0%	$299,800	6.5%	$296,509	5.8%
Coral Springs (City)	169	-2.9%	95	5.6%	$143,500	-1.0%	$163,946	-0.6%
Dania Beach (City)	58	45.0%	20	5.3%	$180,000	-1.1%	$194,831	-0.7%
Davie (Town)	150	-2.6%	45	-27.4%	$206,000	9.9%	$213,738	12.0%
Deerfield Beach (City)	294	6.5%	188	16.0%	$107,000	-12.8%	$134,908	-9.4%
Fort Lauderdale (City)	478	-3.2%	220	-10.9%	$315,000	8.2%	$421,173	-0.7%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	217	13.0%	140	16.7%	$187,250	4.0%	$230,932	0.2%
Hillsboro Beach (Town)	15	-16.7%	11	-8.3%	$300,000	-4.5%	$331,627	-21.9%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	313	13.8%	176	17.3%	$178,250	3.0%	$270,858	-7.1%
Lauderdale Lakes (City)	64	-16.9%	48	-5.9%	$65,000	0.0%	$70,323	-17.0%
Lauderdale-by-the-Sea (Town)	61	1.7%	39	2.6%	$345,000	-16.9%	$408,133	-24.6%
Lauderhill (City)	197	26.3%	121	37.5%	$85,000	0.0%	$102,776	-5.9%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	27	-15.6%	12	-40.0%	$125,000	-6.4%	$182,211	10.5%
Margate (City)	162	28.6%	78	25.8%	$99,900	11.0%	$128,540	14.8%
Miramar (City)	150	-3.2%	46	2.2%	$249,950	12.3%	$246,450	16.4%
North Lauderdale (City)	66	8.2%	25	66.7%	$159,000	-6.5%	$151,396	-4.4%
Oakland Park (City)	92	4.5%	42	0.0%	$140,000	3.3%	$164,133	8.9%
Parkland (City)	24	140.0%	10	233.3%	$351,975	-3.6%	$350,500	-3.9%
Pembroke Park (Town)	2	N/A	2	N/A	$86,500	N/A	$86,500	N/A
Pembroke Pines (City)	401	21.5%	180	14.6%	$174,990	9.4%	$194,376	8.1%
Plantation (City)	187	15.4%	59	-7.8%	$185,000	12.1%	$189,352	1.9%
Pompano Beach (City)	339	-2.6%	172	-7.0%	$182,250	4.1%	$232,441	7.5%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	1	0.0%	0	-100.0%	$292,500	-18.3%	$292,500	-18.3%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	257	-1.5%	132	-11.4%	$134,000	15.8%	$156,070	18.2%
Tamarac (City)	284	-3.7%	124	-20.0%	$142,000	7.6%	$153,405	4.5%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	1	N/A	0	N/A	$125,000	N/A	$125,000	N/A
Weston (City)	105	15.4%	29	-19.4%	$245,000	3.6%	$257,313	0.7%
Wilton Manors (City)	39	21.9%	20	66.7%	$224,900	21.6%	$267,514	10.8%

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Name of County, Municipality, or CDP*	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Broward County	$950.8 Million	6.6%	94.6%	0.0%	53 Days	1.9%	5,561	-6.9%
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Broadview Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Coconut Creek (City)	$31.7 Million	16.5%	94.5%	-1.0%	50 Days	28.2%	226	-17.8%
Cooper City (City)	$6.8 Million	21.7%	97.4%	-0.5%	24 Days	9.1%	19	-45.7%
Coral Springs (City)	$27.7 Million	-3.5%	95.8%	0.4%	29 Days	-9.4%	228	-8.8%
Dania Beach (City)	$11.3 Million	44.0%	93.2%	-2.1%	73 Days	160.7%	64	-4.5%
Davie (Town)	$32.1 Million	9.1%	96.7%	0.5%	31 Days	19.2%	199	-4.3%
Deerfield Beach (City)	$39.7 Million	-3.5%	93.8%	-0.1%	47 Days	-4.1%	342	-5.5%
Fort Lauderdale (City)	$201.3 Million	-4.0%	92.8%	-1.3%	103 Days	10.8%	650	-14.4%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	$50.1 Million	13.2%	90.7%	-0.5%	113 Days	-5.0%	354	-3.3%
Hillsboro Beach (Town)	$5.0 Million	-34.9%	95.2%	7.0%	77 Days	-54.4%	25	-30.6%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	$84.8 Million	5.7%	93.2%	-0.3%	62 Days	-28.7%	431	-4.4%
Lauderdale Lakes (City)	$4.5 Million	-31.1%	93.3%	1.1%	94 Days	4.4%	87	-3.3%
Lauderdale-by-the-Sea (Town)	$24.9 Million	-23.3%	92.4%	0.1%	94 Days	17.5%	68	0.0%
Lauderhill (City)	$20.2 Million	18.9%	94.1%	0.6%	67 Days	17.5%	278	1.8%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	$4.9 Million	-6.8%	93.3%	1.0%	82 Days	-12.8%	34	17.2%
Margate (City)	$20.8 Million	47.6%	93.4%	-1.1%	48 Days	-23.8%	167	-6.7%
Miramar (City)	$37.0 Million	12.6%	97.1%	0.9%	25 Days	-40.5%	161	-8.5%
North Lauderdale (City)	$10.0 Million	3.5%	95.5%	-4.5%	35 Days	29.6%	95	1.1%
Oakland Park (City)	$15.1 Million	13.9%	95.7%	0.2%	32 Days	-22.0%	136	9.7%
Parkland (City)	$8.4 Million	130.6%	96.2%	0.0%	37 Days	236.4%	18	-21.7%
Pembroke Park (Town)	$173,000	N/A	91.4%	N/A	13 Days	N/A	4	0.0%
Pembroke Pines (City)	$77.9 Million	31.3%	96.1%	0.1%	34 Days	17.2%	442	-4.5%
Plantation (City)	$35.4 Million	17.6%	96.0%	0.0%	40 Days	48.1%	214	-9.3%
Pompano Beach (City)	$78.8 Million	4.7%	92.9%	-0.2%	78 Days	-3.7%	426	-8.4%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	$292,500	-18.3%	97.5%	-0.6%	230 Days	521.6%	0	-100.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	$40.1 Million	16.4%	95.3%	0.0%	47 Days	-16.1%	361	-5.0%
Tamarac (City)	$43.6 Million	0.6%	95.3%	-0.4%	43 Days	38.7%	343	-8.0%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	$125,000	N/A	96.9%	N/A	9 Days	N/A	2	100.0%
Weston (City)	$27.0 Million	16.2%	96.2%	1.1%	49 Days	53.1%	121	-6.9%
Wilton Manors (City)	$10.4 Million	35.1%	94.0%	-1.5%	37 Days	-41.3%	47	23.7%

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Broward County Local Residential Market Metrics - Q3 2019
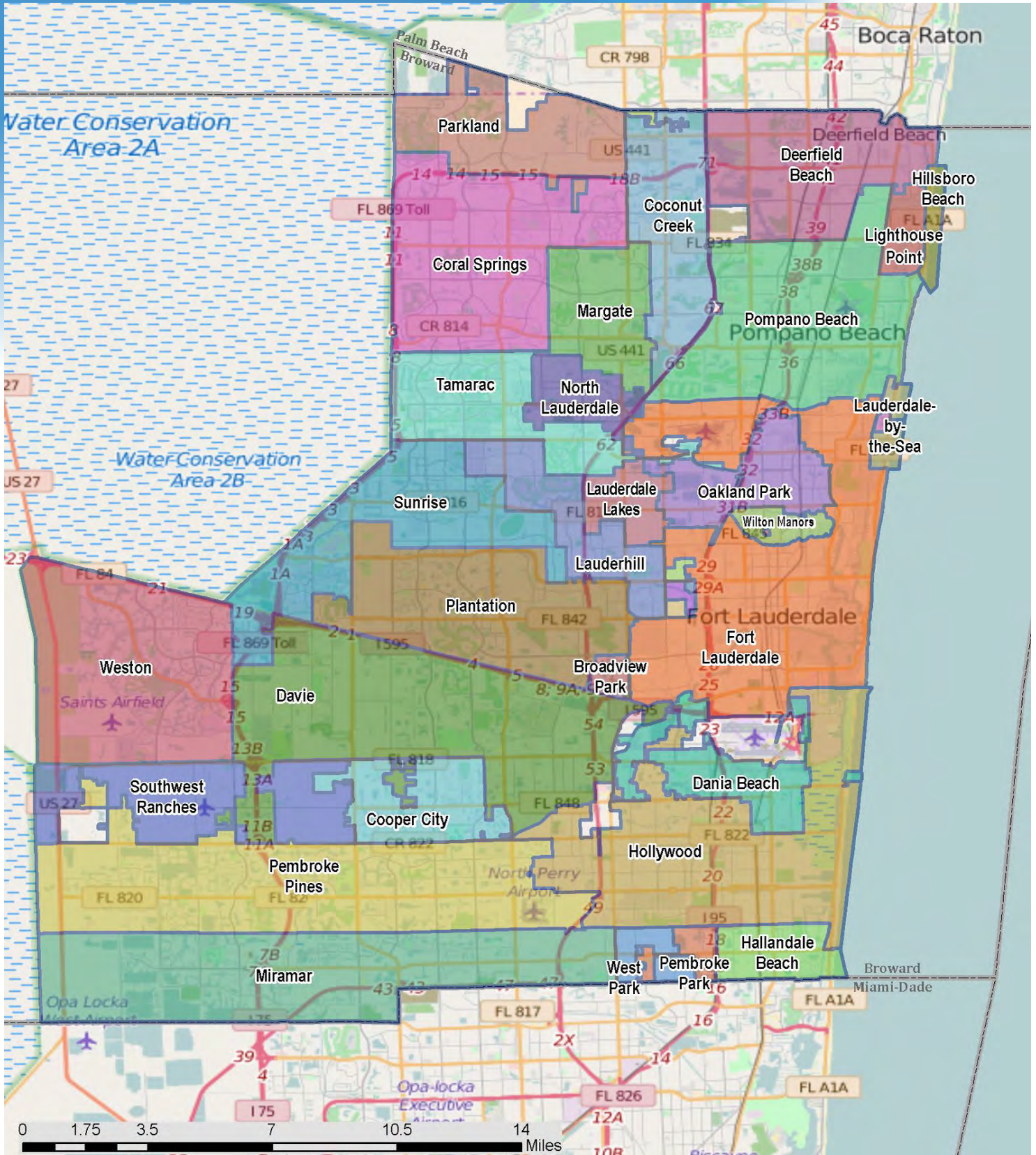## Townhouses and Condos
Municipalities and Census-Designated Places*

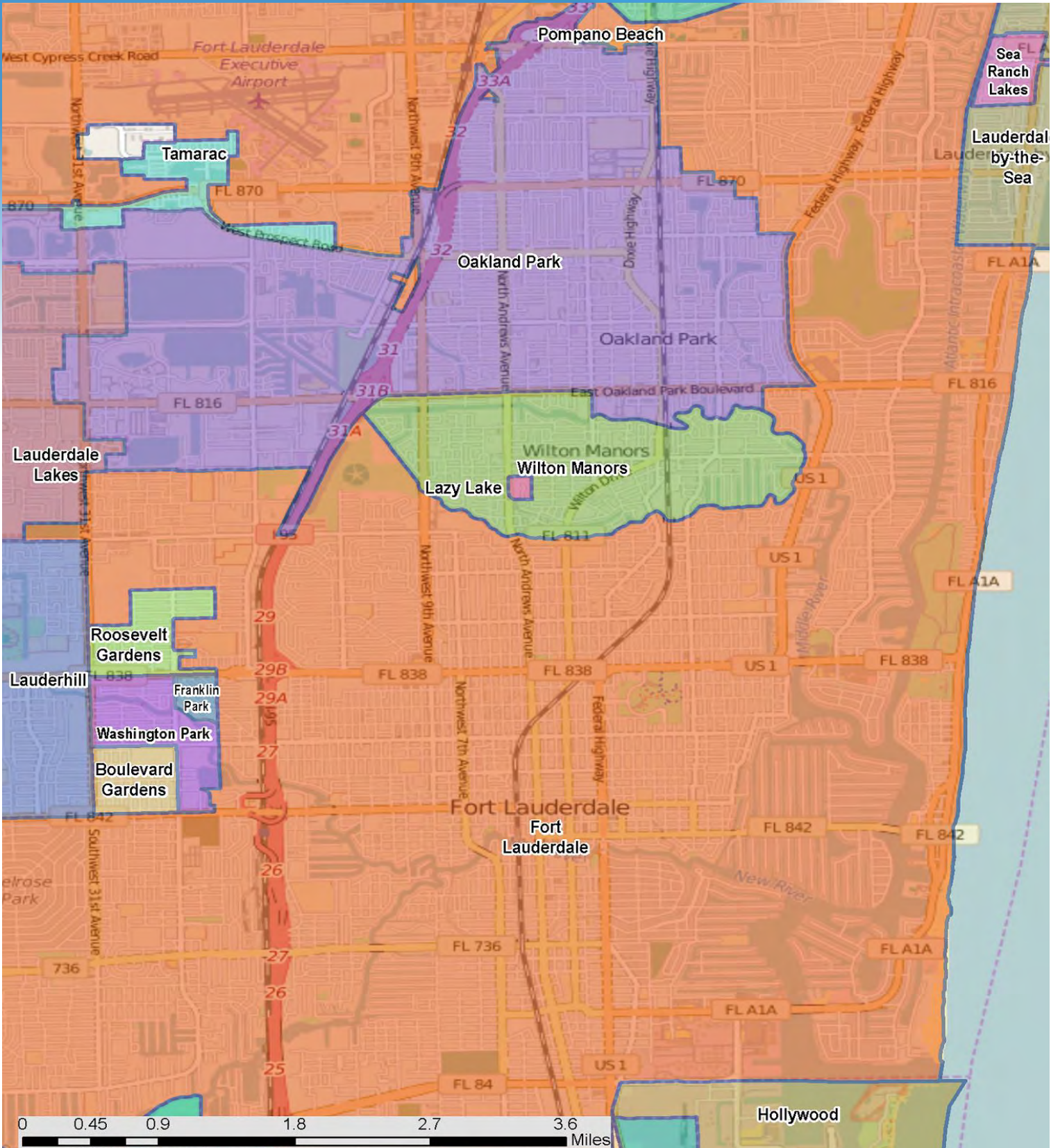| Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	4,736	1.2%	2,562	-8.4%	7,655	-0.9%	5.5	0.0%
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Coconut Creek (City)	230	6.5%	119	-2.5%	219	3.8%	3.3	0.0%
Cooper City (City)	28	-3.4%	14	-17.6%	14	-22.2%	1.9	-5.0%
Coral Springs (City)	201	-5.2%	109	-2.7%	177	-8.8%	3.3	-8.3%
Dania Beach (City)	67	45.7%	34	70.0%	90	-3.2%	5.8	3.6%
Davie (Town)	173	3.0%	94	9.3%	136	-3.5%	2.9	-3.3%
Deerfield Beach (City)	320	6.0%	150	-6.3%	346	-11.1%	3.6	-16.3%
Fort Lauderdale (City)	502	0.0%	342	-0.6%	1,354	-2.8%	8.0	9.6%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	231	17.9%	113	14.1%	967	-0.5%	12.8	-3.8%
Hillsboro Beach (Town)	20	122.2%	12	100.0%	86	-5.5%	11.7	1.7%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	322	0.0%	147	-24.2%	913	1.6%	9.5	-2.1%
Lauderdale Lakes (City)	75	5.6%	48	29.7%	143	-28.5%	6.4	-16.9%
Lauderdale-by-the-Sea (Town)	50	-23.1%	17	-29.2%	138	-11.0%	6.8	-13.9%
Lauderhill (City)	237	6.3%	137	-11.6%	381	9.8%	6.3	1.6%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	25	-21.9%	12	-29.4%	44	37.5%	5.3	60.6%
Margate (City)	178	1.1%	104	0.0%	161	11.0%	3.5	0.0%
Miramar (City)	150	-5.7%	88	-12.9%	111	-17.2%	2.6	-7.1%
North Lauderdale (City)	73	-2.7%	46	-17.9%	75	1.4%	3.6	-2.7%
Oakland Park (City)	115	17.3%	53	20.5%	104	-1.9%	3.2	0.0%
Parkland (City)	15	15.4%	5	-28.6%	12	-45.5%	1.9	-61.2%
Pembroke Park (Town)	4	100.0%	7	133.3%	4	-33.3%	2.5	-65.3%
Pembroke Pines (City)	414	10.1%	201	-16.9%	375	9.3%	3.2	0.0%
Plantation (City)	187	0.0%	87	-24.3%	172	-5.5%	3.2	-5.9%
Pompano Beach (City)	348	-9.6%	178	-25.5%	664	-0.6%	5.8	5.5%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	0	-100.0%	0	-100.0%	1	-50.0%	6.0	-50.0%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	296	-3.6%	179	-8.7%	413	6.4%	4.8	9.1%
Tamarac (City)	330	-8.1%	194	-12.2%	301	14.4%	3.4	21.4%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	0	-100.0%	0	N/A	2	-33.3%	12.0	-66.7%
Weston (City)	119	21.4%	57	16.3%	115	-9.4%	3.8	-9.5%
Wilton Manors (City)	37	-14.0%	18	-25.0%	43	19.4%	2.9	3.6%

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Water Conservation Area 2A

Water Conservation Area 2B

Palm Beach
Broward

Boca Raton

Parkland

Deerfield Beach

Coconut Creek

Deerfield Beach

Hillsboro Beach

Lighthouse Point

Coral Springs

Margate

Pompano Beach

Pompano Beach

Tamarac

North Lauderdale

Lauderdale-by-the-Sea

Sunrise

Lauderdale Lakes

Oakland Park

Wilton Manors

Lauderhill

Plantation

Fort Lauderdale

Weston

Broadview Park

Fort Lauderdale

Davie

Saints Airfield

Southwest Ranches

Cooper City

Dania Beach

Pembroke Pines

Hollywood

North Perry Airport

Miramar

Opa Locka West Airport

Hallandale Beach

West Park

Pembroke Park

Broward
Miami-Dade

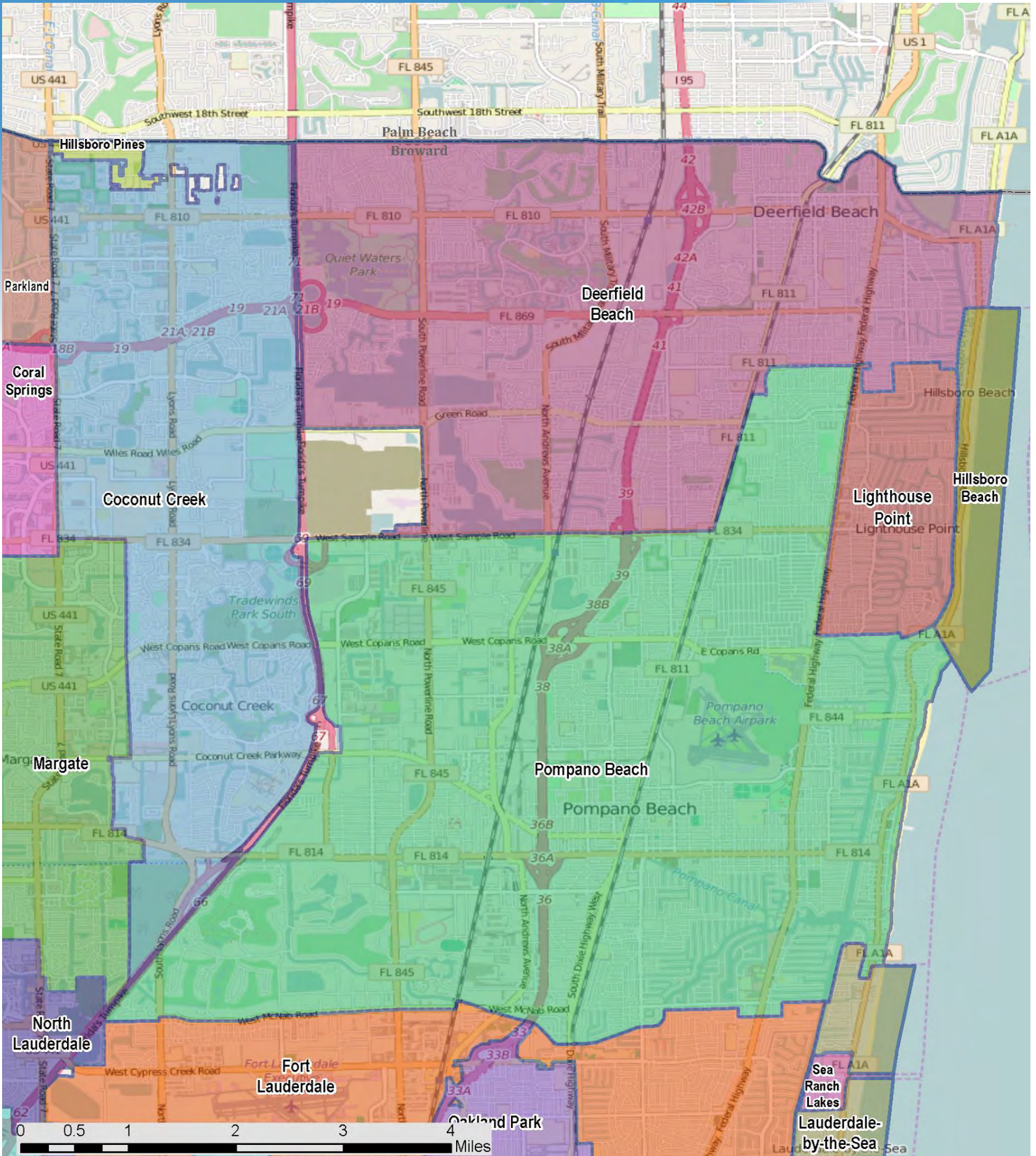Opa-locka Executive Airport

0   1.75   3.5   7   10.5   14
Miles

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Broward County Local Residential Market Metrics - Q3 2019
Reference Map - East Central Broward
Municipalities and Census-Designated Places*

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Broward County Local Residential Market Metrics - Q3 2019
Reference Map - Northeast Broward
Municipalities and Census-Designated Places*

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