

Broward County Local Residential Market Metrics - Q2 2020

Single Family Homes

Municipalities and Census-Designated Places*



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	3,112	-33.3%	462	-44.5%	\$385,000	5.5%	\$483,377	4.1%
Boulevard Gardens (CDP)	5	-37.5%	0	-100.0%	\$200,000	-10.3%	\$219,400	4.5%
Broadview Park (CDP)	9	-18.2%	2	N/A	\$302,800	14.3%	\$265,856	-2.5%
Coconut Creek (City)	80	-22.3%	4	-66.7%	\$372,000	1.4%	\$378,353	0.5%
Cooper City (City)	66	-35.3%	9	-40.0%	\$449,800	5.4%	\$514,805	6.9%
Coral Springs (City)	271	-29.2%	19	-60.4%	\$427,000	2.9%	\$441,730	1.0%
Dania Beach (City)	36	-46.3%	4	-78.9%	\$342,000	14.0%	\$385,303	26.1%
Davie (Town)	153	-29.2%	29	0.0%	\$463,500	4.0%	\$592,033	5.5%
Deerfield Beach (City)	108	-8.5%	23	-23.3%	\$346,500	17.5%	\$391,650	19.8%
Fort Lauderdale (City)	305	-42.0%	94	-45.0%	\$430,000	8.2%	\$829,265	2.7%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	11	-63.3%	4	-50.0%	\$275,000	-5.2%	\$511,454	-22.7%
Hillsboro Beach (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hillsboro Pines (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	240	-38.3%	40	-55.1%	\$335,000	8.2%	\$377,466	2.2%
Lauderdale Lakes (City)	23	-36.1%	2	-66.7%	\$257,000	2.8%	\$257,296	6.5%
Lauderdale-by-the-Sea (Town)	11	-45.0%	8	-27.3%	\$1,000,000	67.2%	\$1,188,546	65.4%
Lauderhill (City)	72	-17.2%	6	-50.0%	\$300,750	11.9%	\$298,636	9.2%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	37	-7.5%	16	-20.0%	\$785,000	2.6%	\$1,075,689	-4.6%
Margate (City)	109	-29.7%	10	-37.5%	\$303,000	5.6%	\$296,381	3.2%
Miramar (City)	196	-34.2%	16	-42.9%	\$391,500	5.0%	\$408,592	2.9%
North Lauderdale (City)	43	-57.0%	2	-86.7%	\$272,000	8.8%	\$261,972	10.0%
Oakland Park (City)	76	-36.7%	19	-24.0%	\$335,000	6.3%	\$347,180	1.8%
Parkland (City)	131	-11.5%	22	10.0%	\$675,000	5.6%	\$773,399	10.9%
Pembroke Park (Town)	1	N/A	0	N/A	\$600,000	N/A	\$600,000	N/A
Pembroke Pines (City)	294	-29.3%	15	-60.5%	\$397,500	3.5%	\$412,740	5.3%
Plantation (City)	161	-36.6%	19	-57.8%	\$435,375	2.4%	\$475,974	-3.1%
Pompano Beach (City)	153	-24.6%	33	-40.0%	\$290,000	13.5%	\$424,089	16.0%
Roosevelt Gardens (CDP)	6	-14.3%	0	-100.0%	\$222,800	23.8%	\$230,083	29.0%
Sea Ranch Lakes (Village)	1	0.0%	0	N/A	\$1,365,000	7.5%	\$1,365,000	7.5%
Southwest Ranches (Town)	16	-42.9%	4	0.0%	\$850,000	22.3%	\$1,102,875	19.4%
Sunrise (City)	124	-44.6%	6	-73.9%	\$335,000	6.3%	\$340,985	9.9%
Tamarac (City)	148	-29.2%	20	-33.3%	\$245,000	-2.0%	\$267,729	1.1%
Washington Park (CDP)	4	-50.0%	1	-50.0%	\$235,000	4.4%	\$215,875	0.1%
West Park (City)	37	-37.3%	11	57.1%	\$265,000	12.8%	\$239,981	5.5%
Weston (City)	148	-39.6%	12	-68.4%	\$560,000	1.8%	\$623,042	0.9%
Wilton Manors (City)	39	-17.0%	12	20.0%	\$522,800	3.0%	\$567,199	10.9%

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Single Family Homes

Municipalities and Census-Designated Places*



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	\$1.5 Billion	-30.5%	96.5%	0.4%	41 Days	-4.7%	4,835	-20.4%
Boulevard Gardens (CDP)	\$1.1 Million	-34.7%	96.6%	0.6%	64 Days	39.1%	6	0.0%
Broadview Park (CDP)	\$2.4 Million	-20.2%	97.4%	-0.7%	75 Days	33.9%	13	-7.1%
Coconut Creek (City)	\$30.3 Million	-21.9%	97.1%	0.4%	37 Days	2.8%	114	-18.6%
Cooper City (City)	\$34.0 Million	-30.8%	97.5%	0.8%	15 Days	-62.5%	111	-24.0%
Coral Springs (City)	\$119.7 Million	-28.5%	97.5%	0.9%	29 Days	-19.4%	380	-29.8%
Dania Beach (City)	\$13.9 Million	-32.3%	93.5%	-0.7%	59 Days	78.8%	67	-13.0%
Davie (Town)	\$90.6 Million	-25.3%	96.5%	0.0%	40 Days	-2.4%	208	-34.2%
Deerfield Beach (City)	\$42.3 Million	9.7%	95.0%	-0.9%	46 Days	-2.1%	160	-2.4%
Fort Lauderdale (City)	\$252.9 Million	-40.4%	93.2%	0.0%	74 Days	-2.6%	616	-5.8%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Hallandale Beach (City)	\$5.6 Million	-71.6%	95.0%	-0.3%	67 Days	-6.9%	19	-44.1%
Hillsboro Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	100.0%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	-60.0%
Hollywood (City)	\$90.6 Million	-36.9%	96.3%	1.0%	47 Days	-2.1%	429	-17.2%
Lauderdale Lakes (City)	\$5.9 Million	-31.9%	96.6%	0.9%	60 Days	-4.8%	37	-21.3%
Lauderdale-by-the-Sea (Town)	\$13.1 Million	-9.0%	90.9%	1.0%	154 Days	4.8%	17	-19.0%
Lauderhill (City)	\$21.5 Million	-9.6%	98.1%	-0.2%	50 Days	66.7%	106	-19.7%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$39.8 Million	-11.7%	94.9%	3.5%	71 Days	-13.4%	70	-4.1%
Margate (City)	\$32.3 Million	-27.5%	97.6%	1.2%	30 Days	-31.8%	164	-10.9%
Miramar (City)	\$80.1 Million	-32.3%	97.8%	0.7%	26 Days	-10.3%	262	-34.7%
North Lauderdale (City)	\$11.3 Million	-52.7%	96.7%	-1.3%	33 Days	13.8%	79	-23.3%
Oakland Park (City)	\$26.4 Million	-35.5%	95.9%	0.5%	43 Days	2.4%	143	-14.4%
Parkland (City)	\$101.3 Million	-1.8%	95.8%	0.7%	50 Days	-18.0%	236	-21.3%
Pembroke Park (Town)	\$600,000	N/A	92.3%	N/A	28 Days	N/A	1	0.0%
Pembroke Pines (City)	\$121.3 Million	-25.6%	97.6%	0.5%	31 Days	3.3%	331	-27.4%
Plantation (City)	\$76.6 Million	-38.6%	96.7%	1.0%	43 Days	-4.4%	217	-30.0%
Pompano Beach (City)	\$64.9 Million	-12.6%	95.8%	1.7%	42 Days	-19.2%	250	5.9%
Roosevelt Gardens (CDP)	\$1.4 Million	10.6%	97.8%	-0.9%	21 Days	-48.8%	9	-10.0%
Sea Ranch Lakes (Village)	\$1.4 Million	7.5%	91.3%	0.3%	9 Days	-18.2%	3	-25.0%
Southwest Ranches (Town)	\$17.6 Million	-31.8%	90.4%	-3.2%	80 Days	19.4%	37	2.8%
Sunrise (City)	\$42.3 Million	-39.2%	97.6%	0.9%	28 Days	-22.2%	172	-25.9%
Tamarac (City)	\$39.6 Million	-28.4%	96.1%	0.3%	47 Days	-9.6%	200	-20.3%
Washington Park (CDP)	\$863,500	-49.9%	89.8%	-8.5%	28 Days	-64.1%	11	37.5%
West Park (City)	\$8.9 Million	-33.8%	96.6%	0.0%	35 Days	-18.6%	49	-23.4%
Weston (City)	\$92.2 Million	-39.0%	96.1%	0.3%	50 Days	22.0%	273	-24.0%
Wilton Manors (City)	\$22.1 Million	-8.0%	91.9%	-0.9%	86 Days	1.2%	43	-27.1%

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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	4,595	-15.4%	3,094	1.5%	4,089	-27.7%	3.4	-20.9%
Boulevard Gardens (CDP)	5	-44.4%	5	-28.6%	5	66.7%	3.0	130.8%
Broadview Park (CDP)	11	-35.3%	9	0.0%	7	-12.5%	2.4	4.3%
Coconut Creek (City)	116	-4.1%	70	-11.4%	62	-41.5%	2.0	-42.9%
Cooper City (City)	99	-20.8%	67	-9.5%	51	-52.8%	1.7	-56.4%
Coral Springs (City)	405	-14.7%	267	4.7%	164	-55.4%	1.6	-52.9%
Dania Beach (City)	51	-32.9%	39	-13.3%	62	-27.9%	4.2	-22.2%
Davie (Town)	191	-28.2%	118	-22.9%	183	-36.0%	3.1	-34.0%
Deerfield Beach (City)	159	3.9%	100	11.1%	133	-12.5%	3.3	-13.2%
Fort Lauderdale (City)	464	-19.4%	297	-2.9%	833	-9.4%	6.3	-4.5%
Franklin Park (CDP)	1	-50.0%	1	N/A	1	N/A	2.0	N/A
Hallandale Beach (City)	15	-50.0%	13	-38.1%	39	-11.4%	7.8	41.8%
Hillsboro Beach (Town)	1	0.0%	1	N/A	10	150.0%	0.0	-100.0%
Hillsboro Pines (CDP)	2	-60.0%	3	0.0%	1	-66.7%	3.0	-58.3%
Hollywood (City)	392	-15.5%	268	1.9%	425	-21.9%	4.3	-15.7%
Lauderdale Lakes (City)	40	-13.0%	33	-13.2%	19	-47.2%	2.1	-34.4%
Lauderdale-by-the-Sea (Town)	11	-42.1%	5	-37.5%	25	-19.4%	5.4	-21.7%
Lauderhill (City)	119	-5.6%	88	-5.4%	68	-13.9%	2.8	-17.6%
Lazy Lake (Village)	0	N/A	0	N/A	2	100.0%	24.0	100.0%
Lighthouse Point (City)	67	59.5%	41	105.0%	102	-31.5%	6.6	-40.0%
Margate (City)	148	-19.6%	104	10.6%	94	-22.3%	2.4	-7.7%
Miramar (City)	315	-24.3%	260	-1.9%	162	-39.8%	2.0	-35.5%
North Lauderdale (City)	75	-36.4%	65	-14.5%	49	0.0%	2.6	23.8%
Oakland Park (City)	118	-14.5%	73	19.7%	109	-24.8%	3.3	-19.5%
Parkland (City)	182	-7.1%	122	5.2%	240	-31.2%	5.2	-35.0%
Pembroke Park (Town)	1	N/A	1	0.0%	0	-100.0%	0.0	-100.0%
Pembroke Pines (City)	370	-15.9%	228	5.1%	155	-41.9%	1.5	-40.0%
Plantation (City)	221	-9.8%	153	22.4%	180	-40.2%	2.8	-34.9%
Pompano Beach (City)	220	-0.5%	137	8.7%	240	-14.9%	4.2	-6.7%
Roosevelt Gardens (CDP)	13	30.0%	9	12.5%	2	-77.8%	1.1	-75.6%
Sea Ranch Lakes (Village)	2	100.0%	2	100.0%	3	-62.5%	5.1	-46.9%
Southwest Ranches (Town)	31	34.8%	23	76.9%	61	-35.1%	9.2	-7.1%
Sunrise (City)	189	-20.6%	131	-3.7%	88	-40.1%	1.8	-33.3%
Tamarac (City)	204	-26.1%	131	-12.1%	160	-22.0%	2.8	-15.2%
Washington Park (CDP)	14	27.3%	13	30.0%	14	75.0%	6.2	72.2%
West Park (City)	57	3.6%	34	17.2%	28	-36.4%	2.3	-20.7%
Weston (City)	241	-3.2%	158	22.5%	264	-26.3%	4.5	-16.7%
Wilton Manors (City)	48	-9.4%	28	3.7%	55	-23.6%	3.9	-20.4%

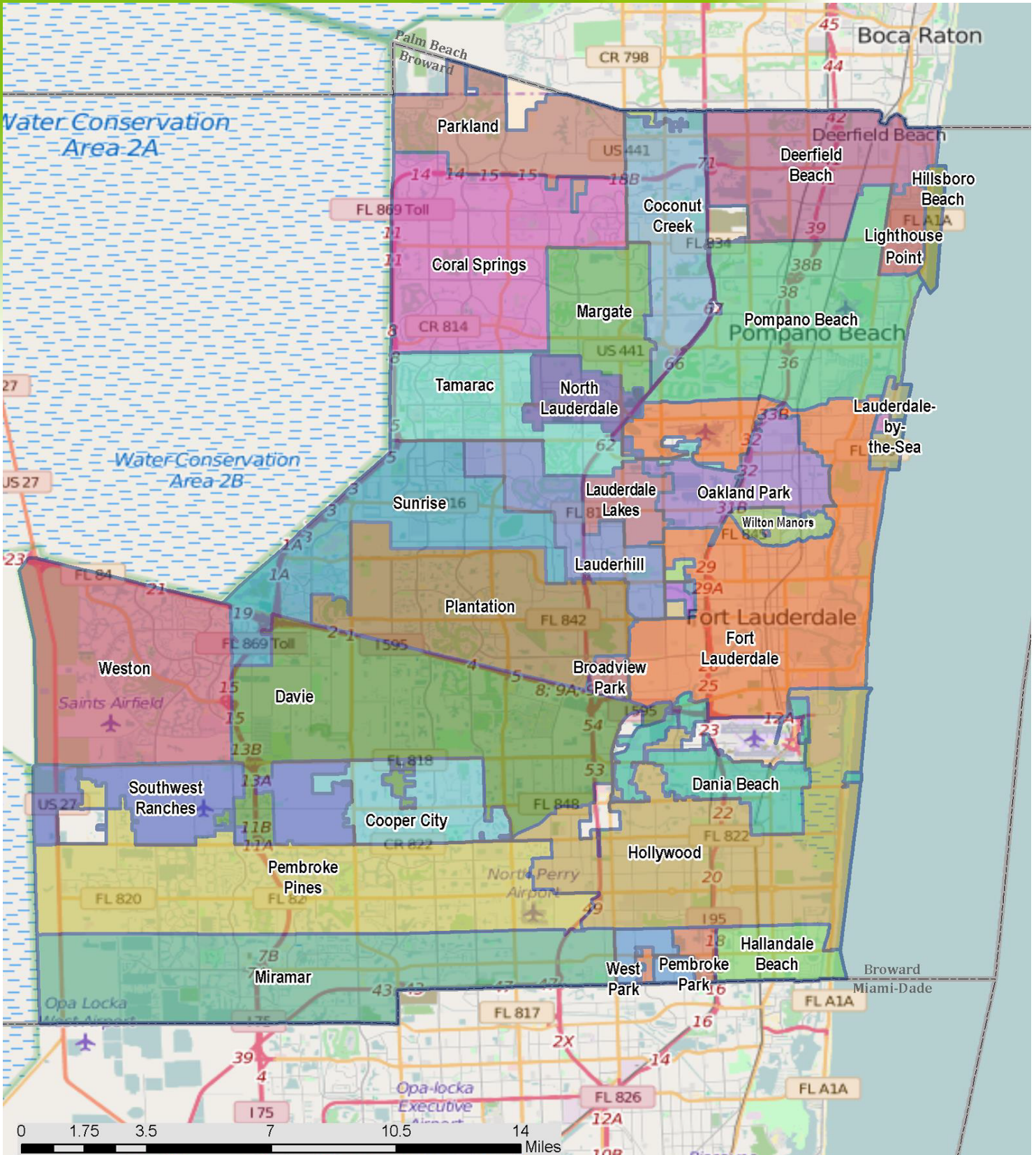
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Reference Map - Countywide

Municipalities and Census-Designated Places*



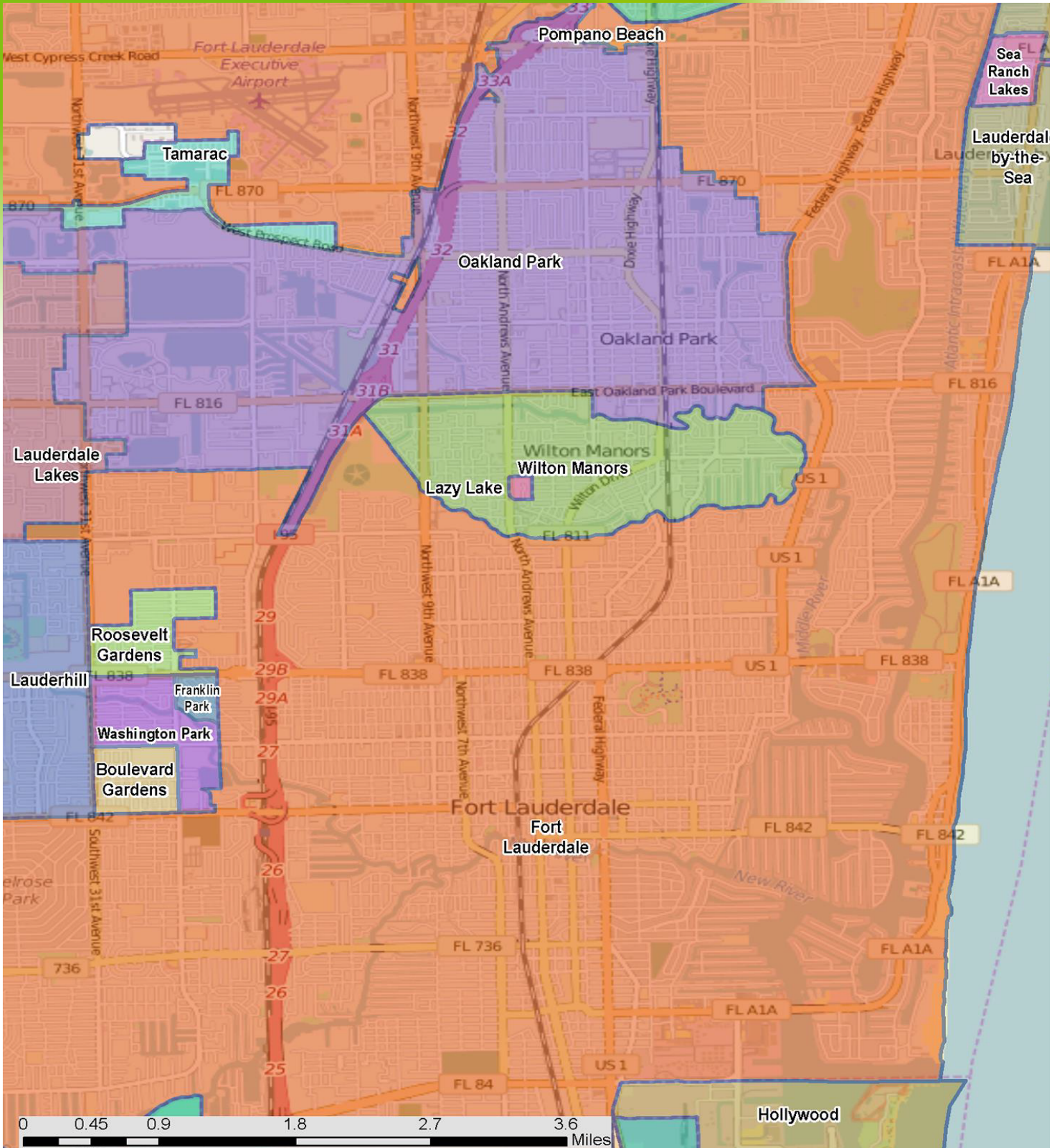
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Reference Map - East Central Broward

Municipalities and Census-Designated Places*

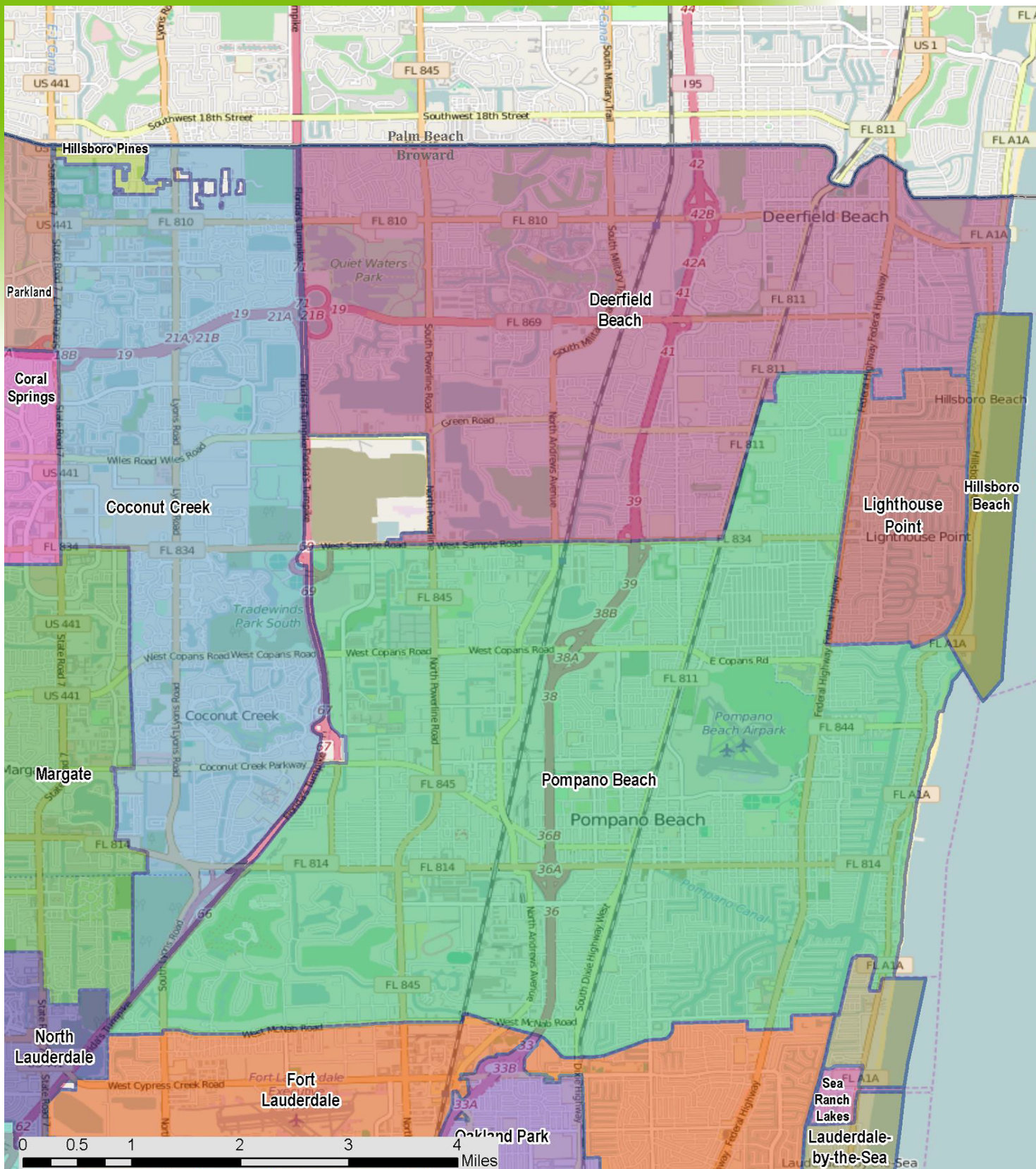


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Reference Map - Northeast Broward

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