Broward County Local Residential Market Metrics - Q3 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	4,853	12.9%	719	-1.0%	$413,500	11.8%	$535,444	17.5%
Boulevard Gardens (CDP)	4	-42.9%	0	-100.0%	$216,500	9.3%	$232,750	0.9%
Broadview Park (CDP)	15	25.0%	4	N/A	$280,000	2.8%	$401,233	46.2%
Coconut Creek (City)	125	11.6%	10	-50.0%	$392,000	7.1%	$398,059	12.0%
Cooper City (City)	127	0.8%	14	-6.7%	$465,000	6.9%	$531,246	7.4%
Coral Springs (City)	399	1.3%	36	-7.7%	$439,000	7.2%	$456,809	5.6%
Dania Beach (City)	44	-20.0%	7	-22.2%	$395,000	23.4%	$392,590	14.0%
Davie (Town)	206	-5.1%	29	3.6%	$515,000	13.4%	$629,399	10.4%
Deerfield Beach (City)	156	13.9%	32	-30.4%	$360,000	30.0%	$412,817	31.8%
Fort Lauderdale (City)	531	20.1%	143	9.2%	$543,000	30.8%	$833,395	15.2%
Franklin Park (CDP)	2	100.0%	2	100.0%	$181,000	0.6%	$181,000	4.6%
Hallandale Beach (City)	14	-12.5%	3	0.0%	$299,000	-2.8%	$564,286	8.3%
Hillsboro Beach (Town)	2	N/A	2	N/A	$15,503,425	N/A	$15,503,425	N/A
Hillsboro Pines (CDP)	1	-66.7%	0	N/A	$630,000	59.1%	$630,000	67.4%
Hollywood (City)	401	8.1%	54	-25.0%	$362,000	13.1%	$477,041	21.1%
Lauderdale Lakes (City)	20	-35.5%	2	-66.7%	$260,000	-3.9%	$245,370	3.5%
Lauderdale-by-the-Sea (Town)	20	53.8%	5	66.7%	$750,000	36.4%	$964,505	19.3%
Lauderhill (City)	104	30.0%	18	38.5%	$315,000	14.5%	$312,856	12.4%
Lazy Lake (Village)	1	N/A	1	N/A	$1,058,000	N/A	$1,058,000	N/A
Lighthouse Point (City)	74	57.4%	32	100.0%	$828,500	34.0%	$1,281,766	45.7%
Margate (City)	146	10.6%	12	50.0%	$325,000	13.2%	$314,695	9.6%
Miramar (City)	303	-2.6%	26	-21.2%	$405,000	6.7%	$427,257	8.2%
North Lauderdale (City)	58	-19.4%	4	-20.0%	$280,000	4.1%	$279,116	8.2%
Oakland Park (City)	155	29.2%	30	11.1%	$339,700	13.4%	$371,330	15.2%
Parkland (City)	239	39.8%	44	12.8%	$700,000	7.7%	$792,236	7.7%
Pembroke Park (Town)	1	N/A	1	N/A	$182,500	N/A	$182,500	N/A
Pembroke Pines (City)	373	12.3%	27	-27.0%	$430,000	7.5%	$444,414	6.7%
Plantation (City)	271	32.8%	36	20.0%	$446,250	5.2%	$522,095	7.4%
Pompano Beach (City)	229	29.4%	44	33.3%	$348,000	24.3%	$461,206	26.7%
Roosevelt Gardens (CDP)	4	-63.6%	1	-66.7%	$289,900	35.5%	$286,250	36.2%
Sea Ranch Lakes (Village)	4	33.3%	1	0.0%	$1,439,375	14.1%	$1,425,938	10.5%
Southwest Ranches (Town)	40	135.3%	5	0.0%	$809,000	7.2%	$1,123,210	28.0%
Sunrise (City)	202	16.8%	10	-28.6%	$348,250	10.6%	$341,713	9.6%
Tamarac (City)	211	9.3%	22	0.0%	$268,000	8.1%	$287,334	8.5%
Washington Park (CDP)	13	18.2%	2	-60.0%	$295,000	31.7%	$278,415	43.9%
West Park (City)	36	-26.5%	4	-60.0%	$271,500	8.2%	$265,839	6.6%
Weston (City)	260	23.2%	38	18.8%	$555,000	2.8%	$663,497	9.3%
Wilton Manors (City)	63	37.0%	18	0.0%	$509,500	4.9%	$577,231	12.7%

Broward County Local Residential Market Metrics - Q3 2020
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	$2.6 Billion	32.6%	97.0%	1.0%	27 Days	-38.6%	5,544	6.3%
Boulevard Gardens (CDP)	$931,000	-42.3%	96.9%	-3.1%	108 Days	74.2%	2	-80.0%
Broadview Park (CDP)	$6.0 Million	82.7%	96.1%	-0.5%	36 Days	200.0%	10	0.0%
Coconut Creek (City)	$49.8 Million	25.0%	97.7%	1.5%	17 Days	-57.5%	150	20.0%
Cooper City (City)	$67.5 Million	8.2%	98.2%	1.3%	11 Days	-69.4%	134	19.6%
Coral Springs (City)	$182.3 Million	7.0%	98.3%	1.7%	17 Days	-59.5%	419	8.0%
Dania Beach (City)	$17.3 Million	-8.8%	95.8%	3.0%	40 Days	-46.7%	79	27.4%
Davie (Town)	$129.7 Million	4.8%	97.0%	1.0%	23 Days	-51.1%	218	-5.2%
Deerfield Beach (City)	$64.4 Million	50.1%	97.0%	2.4%	27 Days	-37.2%	159	-8.6%
Fort Lauderdale (City)	$442.5 Million	38.4%	94.7%	0.4%	53 Days	-32.9%	704	15.6%
Franklin Park (CDP)	$362,000	109.2%	93.5%	-6.6%	2 Days	-33.3%	3	-25.0%
Hallandale Beach (City)	$7.9 Million	-5.2%	95.8%	6.7%	116 Days	61.1%	38	31.0%
Hillsboro Beach (Town)	$31.0 Million	N/A	72.8%	N/A	632 Days	N/A	3	50.0%
Hillsboro Pines (CDP)	$630,000	-44.2%	95.6%	3.7%	17 Days	-60.5%	2	0.0%
Hollywood (City)	$191.3 Million	30.9%	96.9%	1.6%	37 Days	-26.0%	474	10.2%
Lauderdale Lakes (City)	$4.9 Million	-33.2%	98.4%	-0.3%	23 Days	-34.3%	39	-17.0%
Lauderdale-by-the-Sea (Town)	$19.3 Million	83.6%	95.7%	6.1%	17 Days	-88.7%	20	53.8%
Lauderhill (City)	$32.5 Million	46.2%	97.5%	-0.1%	23 Days	-23.3%	103	-3.7%
Lazy Lake (Village)	$1.1 Million	N/A	81.4%	N/A	163 Days	N/A	1	N/A
Lighthouse Point (City)	$94.9 Million	129.4%	94.0%	2.3%	84 Days	-22.2%	78	25.8%
Margate (City)	$45.9 Million	21.3%	98.1%	1.1%	22 Days	-37.1%	179	-0.6%
Miramar (City)	$129.5 Million	5.4%	98.2%	0.4%	21 Days	-25.0%	305	-18.7%
North Lauderdale (City)	$16.2 Million	-12.8%	97.3%	-0.9%	29 Days	3.6%	63	-30.8%
Oakland Park (City)	$57.6 Million	48.8%	97.1%	2.6%	33 Days	-41.1%	169	22.5%
Parkland (City)	$189.3 Million	50.5%	96.0%	2.1%	38 Days	-42.4%	275	56.3%
Pembroke Park (Town)	$182,500	N/A	93.6%	N/A	1 Day	N/A	2	100.0%
Pembroke Pines (City)	$165.8 Million	19.9%	98.7%	1.5%	14 Days	-39.1%	414	1.2%
Plantation (City)	$141.5 Million	42.7%	97.0%	1.5%	27 Days	-38.6%	290	7.8%
Pompano Beach (City)	$105.6 Million	63.9%	95.8%	1.2%	37 Days	-43.9%	280	10.7%
Roosevelt Gardens (CDP)	$1.1 Million	-50.5%	98.3%	0.4%	97 Days	34.7%	4	-33.3%
Sea Ranch Lakes (Village)	$5.7 Million	47.3%	93.8%	-1.1%	89 Days	29.0%	8	60.0%
Southwest Ranches (Town)	$44.9 Million	201.1%	94.3%	3.6%	29 Days	-58.6%	53	6.0%
Sunrise (City)	$69.0 Million	28.0%	98.7%	1.5%	16 Days	-42.9%	239	15.5%
Tamarac (City)	$60.6 Million	18.6%	96.7%	0.0%	34 Days	-22.7%	239	-8.1%
Washington Park (CDP)	$3.6 Million	70.0%	96.9%	-3.1%	86 Days	330.0%	8	-52.9%
West Park (City)	$9.6 Million	-21.7%	99.2%	2.4%	45 Days	28.6%	36	-42.9%
Weston (City)	$172.5 Million	34.6%	96.2%	1.1%	38 Days	-32.1%	268	8.5%
Wilton Manors (City)	$36.4 Million	54.4%	94.6%	0.6%	44 Days	-21.4%	76	72.7%

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Broward County Local Residential Market Metrics - Q3 2020
Single Family Homes
Municipalities and Census-Designated Places*

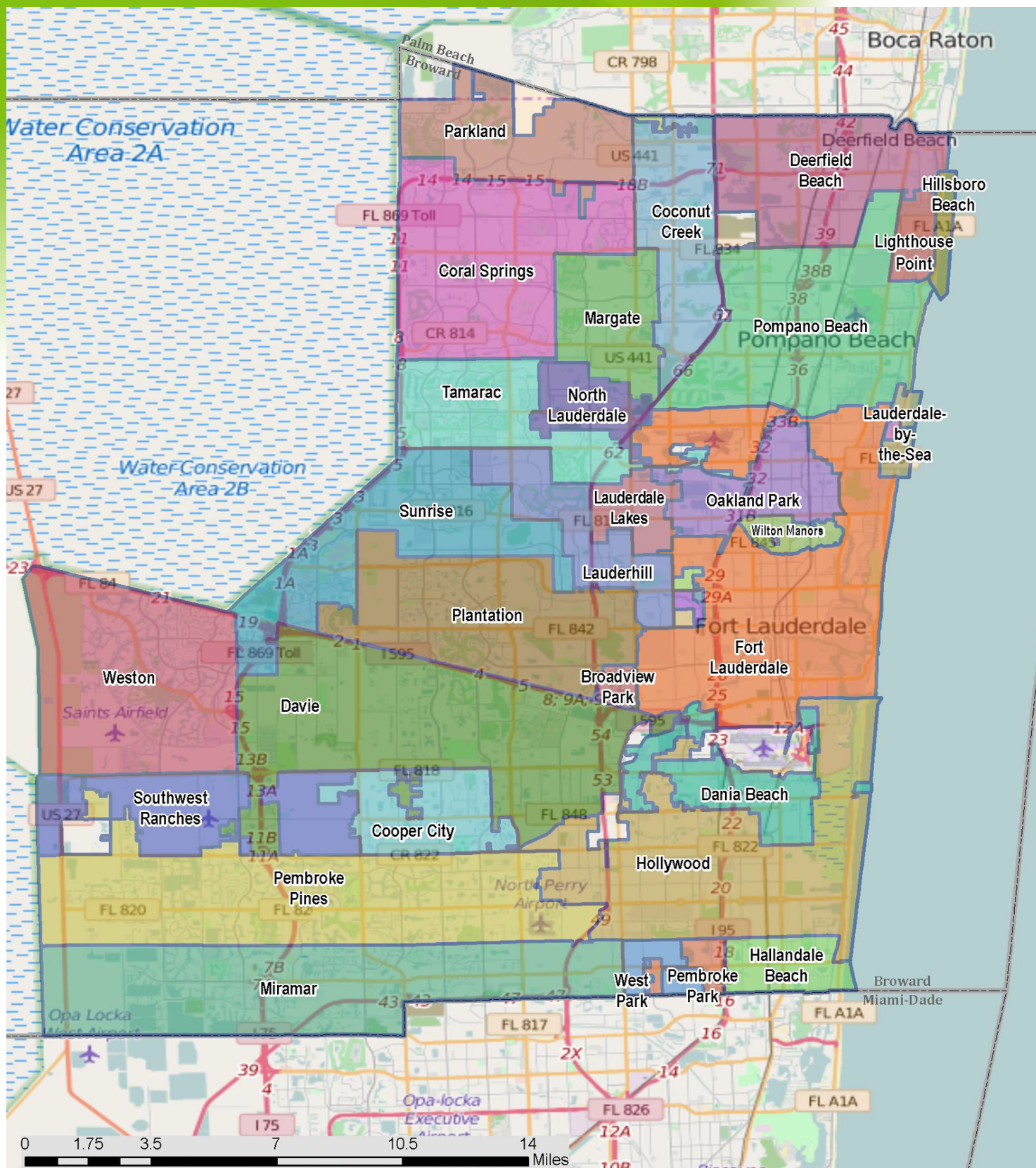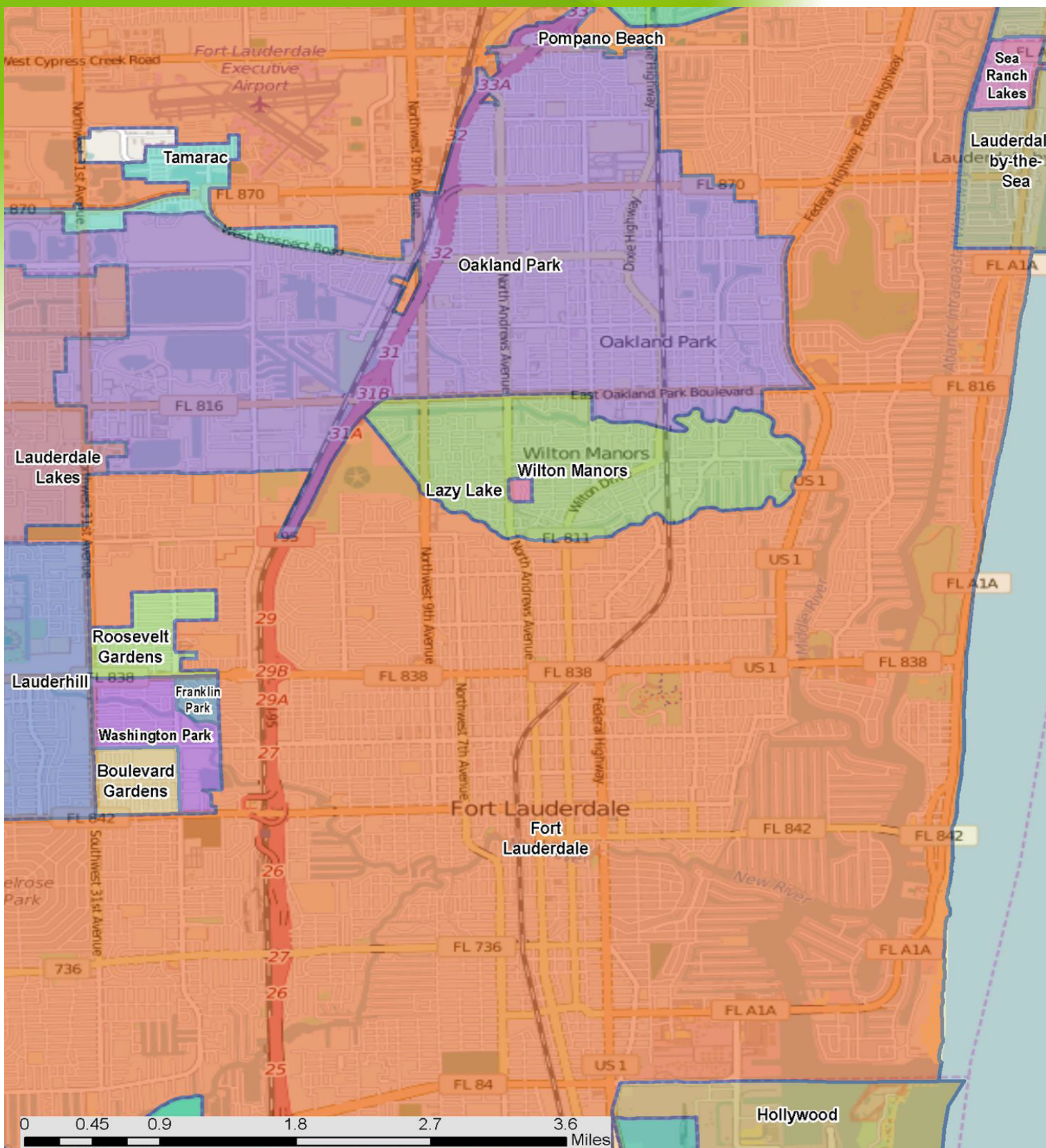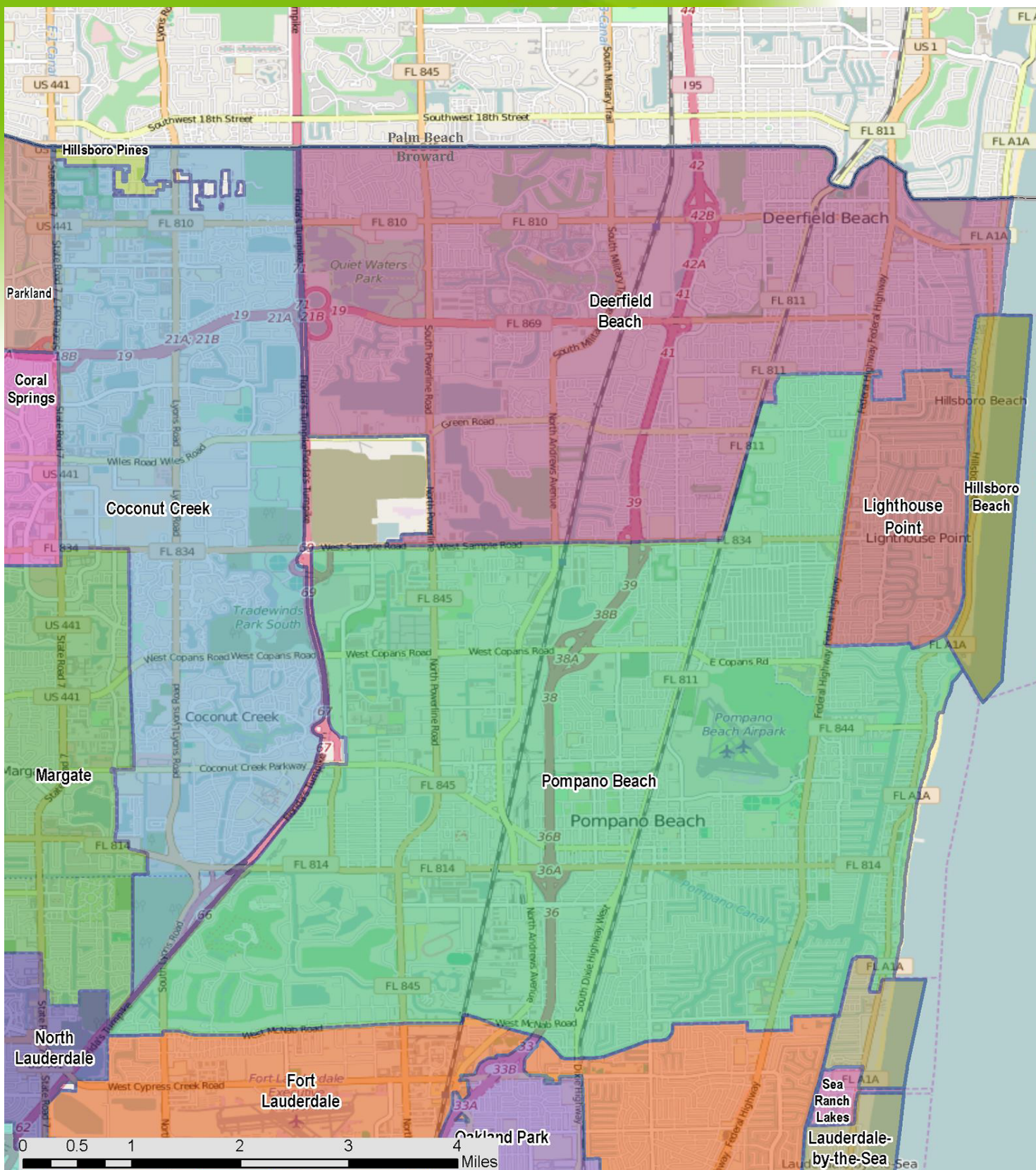| Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	5,807	25.9%	3,202	25.4%	3,234	-39.3%	2.6	-36.6%
Boulevard Gardens (CDP)	6	-14.3%	3	-50.0%	3	-57.1%	2.1	-32.3%
Broadview Park (CDP)	16	166.7%	6	100.0%	2	-60.0%	0.6	-60.0%
Coconut Creek (City)	147	16.7%	83	15.3%	55	-37.5%	1.8	-35.7%
Cooper City (City)	136	18.3%	65	38.3%	43	-48.8%	1.4	-48.1%
Coral Springs (City)	434	11.9%	241	20.5%	122	-61.8%	1.2	-58.6%
Dania Beach (City)	66	43.5%	51	88.9%	68	-24.4%	4.9	-7.5%
Davie (Town)	240	14.3%	133	18.8%	149	-46.0%	2.6	-40.9%
Deerfield Beach (City)	172	17.0%	92	13.6%	89	-42.9%	2.2	-43.6%
Fort Lauderdale (City)	664	36.3%	372	39.3%	724	-16.9%	5.2	-16.1%
Franklin Park (CDP)	2	-33.3%	1	-50.0%	2	100.0%	3.4	41.7%
Hallandale Beach (City)	27	107.7%	15	36.4%	40	-23.1%	8.3	15.3%
Hillsboro Beach (Town)	3	N/A	2	N/A	10	66.7%	60.0	66.7%
Hillsboro Pines (CDP)	3	50.0%	4	100.0%	0	-100.0%	0.0	-100.0%
Hollywood (City)	491	21.2%	277	28.8%	352	-30.2%	3.5	-22.2%
Lauderdale Lakes (City)	40	5.3%	36	16.1%	20	-51.2%	2.4	-42.9%
Lauderdale-by-the-Sea (Town)	23	53.3%	8	-20.0%	19	-29.6%	3.6	-44.6%
Lauderhill (City)	136	52.8%	80	11.1%	29	-65.9%	1.1	-67.6%
Lazy Lake (Village)	1	N/A	0	N/A	2	100.0%	12.0	0.0%
Lighthouse Point (City)	88	66.0%	43	87.0%	81	-40.9%	4.6	-53.5%
Margate (City)	199	17.8%	116	22.1%	82	-26.1%	2.0	-20.0%
Miramar (City)	349	3.9%	222	5.2%	112	-59.4%	1.4	-54.8%
North Lauderdale (City)	77	-15.4%	62	-13.9%	21	-59.6%	1.2	-45.5%
Oakland Park (City)	172	45.8%	74	51.0%	79	-42.3%	2.2	-43.6%
Parkland (City)	282	78.5%	131	74.7%	163	-45.3%	3.1	-52.3%
Pembroke Park (Town)	1	N/A	1	0.0%	1	N/A	4.0	N/A
Pembroke Pines (City)	449	23.4%	239	29.9%	112	-59.3%	1.1	-57.7%
Plantation (City)	312	36.2%	156	34.5%	151	-47.0%	2.2	-47.6%
Pompano Beach (City)	285	29.5%	151	13.5%	198	-25.6%	3.2	-25.6%
Roosevelt Gardens (CDP)	6	-33.3%	8	100.0%	1	-80.0%	0.8	-60.0%
Sea Ranch Lakes (Village)	2	-33.3%	1	-50.0%	6	-14.3%	9.0	7.1%
Southwest Ranches (Town)	48	108.7%	28	100.0%	51	-49.0%	5.9	-49.6%
Sunrise (City)	240	25.7%	134	14.5%	69	-45.7%	1.4	-39.1%
Tamarac (City)	280	18.6%	154	12.4%	121	-40.1%	2.1	-34.4%
Washington Park (CDP)	15	50.0%	8	60.0%	7	-56.3%	2.9	-53.2%
West Park (City)	45	-21.1%	32	6.7%	17	-50.0%	1.5	-28.6%
Weston (City)	282	37.6%	146	32.7%	187	-41.2%	3.0	-38.8%
Wilton Manors (City)	71	82.1%	31	93.8%	53	-22.1%	3.4	-27.7%

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BROWARD
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Boca Raton

Water Conservation Area 2A

Palm Beach
Broward

Parkland

CR 798

US 441

45

44

42 Deerfield Beach

Deerfield Beach

Hillsboro Beach

FL A1A

Lighthouse Point

Coconut Creek

FL 869 Toll

14 14 15 15

18B

71

FL 834

Coral Springs

39

38B

38

Margate

67

Pompano Beach

Pompano Beach

CR 814

US 441

66

36

Tamarac

North Lauderdale

62

33B

32

Lauderdale-by-the-Sea

Water Conservation Area 2B

US 27

Sunrise 16

Lauderdale Lakes

FL 8

Oakland Park

31B

32

FL A1A

Wilton Manors

FL 8

27

Lauderhill

29

29A

FL 84

21

Plantation

FL 842

Fort Lauderdale

Weston

Saints Airfield

FL 869 Toll

19

2-1

I 595

4

5

Broadview Park

8, 9A

Fort Lauderdale

25

23

17

Davie

15

15

13B

54

53

23

Dania Beach

Southwest Ranches

13A

FL 818

Cooper City

FL 848

22

FL 822

Pembroke Pines

11B

11A

CR 822

Hollywood

20

FL 820

FL 82

North Perry Airport

49

I 95

Miramar

7B

West Park

Pembroke Park

18

16

Hallandale Beach

Broward
Miami-Dade

43 43

47 47

6

FL A1A

Opa Locka West Airport

I 75

FL 817

39

4

Opa-locka Executive

I 75

2X

14

FL 826

12A

10B

FL A1A

Biscayne

| 0 | 1.75 | 3.5 | 7 | 10.5 | 14 |
Miles

BROWARD
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Pompano Beach

Sea Ranch Lakes

Lauderdale by-the-Sea

West Cypress Creek Road

Fort Lauderdale Executive Airport

Tamarac

FL 870

FL 870

Oakland Park

Oakland Park

North Andrews Avenue

Dixie Highway

Federal Highway

FL 816

FL A1A

FL 816

East Oakland Park Boulevard

Lauderdale Lakes

FL 816

Wilton Manors

Wilton Manors

Lazy Lake

Wilton Drive

US 1

FL 811

US 1

FL A1A

Northwest 9th Avenue

North Andrews Avenue

Middle River

Roosevelt Gardens

Lauderhill

FL 838

Franklin Park

FL 838

FL 838

US 1

FL 838

Washington Park

Northwest 7th Avenue

Federal Highway

Boulevard Gardens

FL 842

Fort Lauderdale

Fort Lauderdale

FL 842

FL 842

Southwest 31st Avenue

New River

elrose Park

FL 736

FL A1A

736

FL A1A

FL 84

US 1

Hollywood

0   0.45   0.9   1.8   2.7   3.6
Miles

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Produced by MIAMI Association of REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.
Data released on Thursday, November 12, 2020. Next quarterly data release is TBD.

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