

Broward County Local Residential Market Metrics - Q3 2020

Townhouses and Condos

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	4,190	-4.4%	1,795	-16.1%	\$197,750	14.3%	\$243,862	12.4%
Boulevard Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	1	N/A	0	N/A	\$109,000	N/A	\$109,000	N/A
Coconut Creek (City)	218	3.3%	71	-29.0%	\$175,000	18.2%	\$180,345	20.0%
Cooper City (City)	34	47.8%	3	200.0%	\$300,000	0.1%	\$308,927	4.2%
Coral Springs (City)	176	4.1%	74	-22.1%	\$162,680	13.4%	\$184,722	12.7%
Dania Beach (City)	44	-24.1%	12	-40.0%	\$221,000	22.8%	\$256,273	31.5%
Davie (Town)	145	-3.3%	38	-15.6%	\$220,000	6.8%	\$221,074	3.4%
Deerfield Beach (City)	263	-10.5%	152	-19.1%	\$135,000	26.2%	\$163,977	21.5%
Fort Lauderdale (City)	522	9.2%	235	6.8%	\$330,000	4.8%	\$452,473	7.4%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	220	1.4%	136	-2.9%	\$185,000	-1.2%	\$243,989	5.7%
Hillsboro Beach (Town)	22	46.7%	14	27.3%	\$350,000	16.7%	\$444,991	34.2%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	291	-7.0%	147	-16.5%	\$223,500	25.4%	\$316,566	16.9%
Lauderdale Lakes (City)	60	-6.3%	37	-22.9%	\$78,000	20.0%	\$91,500	30.1%
Lauderdale-by-the-Sea (Town)	53	-13.1%	26	-33.3%	\$363,750	5.4%	\$501,281	22.8%
Lauderhill (City)	174	-11.7%	85	-29.8%	\$99,000	16.5%	\$116,205	13.1%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	33	22.2%	17	41.7%	\$209,583	67.7%	\$200,867	10.2%
Margate (City)	143	-11.7%	49	-37.2%	\$121,000	21.1%	\$143,918	12.0%
Miramar (City)	112	-25.3%	18	-60.9%	\$267,500	7.0%	\$262,905	6.7%
North Lauderdale (City)	61	-7.6%	20	-20.0%	\$200,000	25.8%	\$186,689	23.3%
Oakland Park (City)	96	4.3%	44	4.8%	\$141,950	1.4%	\$167,725	2.2%
Parkland (City)	11	-54.2%	5	-50.0%	\$380,000	8.0%	\$375,173	7.0%
Pembroke Park (Town)	1	-50.0%	1	-50.0%	\$87,000	0.6%	\$87,000	0.6%
Pembroke Pines (City)	334	-16.7%	134	-25.6%	\$197,000	12.6%	\$213,697	9.9%
Plantation (City)	189	1.1%	54	-8.5%	\$209,000	13.0%	\$208,646	10.2%
Pompano Beach (City)	362	6.8%	173	0.6%	\$195,000	7.0%	\$241,828	4.0%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	2	100.0%	0	N/A	\$353,750	20.9%	\$353,750	20.9%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	231	-10.1%	110	-16.7%	\$140,750	5.0%	\$160,178	2.6%
Tamarac (City)	246	-13.4%	96	-22.6%	\$163,450	15.1%	\$173,458	13.1%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	3	200.0%	2	N/A	\$125,000	0.0%	\$135,333	8.3%
Weston (City)	91	-13.3%	26	-10.3%	\$265,000	8.2%	\$281,231	9.3%
Wilton Manors (City)	44	12.8%	14	-30.0%	\$243,500	8.3%	\$282,546	5.6%

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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	\$1.0 Billion	7.5%	95.0%	0.4%	52 Days	-1.9%	6,391	14.9%
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Broadview Park (CDP)	\$109,000	N/A	87.2%	N/A	14 Days	N/A	1	N/A
Coconut Creek (City)	\$39.3 Million	24.0%	95.8%	1.4%	35 Days	-30.0%	301	33.2%
Cooper City (City)	\$10.5 Million	54.0%	97.4%	0.0%	18 Days	-25.0%	38	100.0%
Coral Springs (City)	\$32.5 Million	17.3%	96.1%	0.3%	32 Days	10.3%	263	15.4%
Dania Beach (City)	\$11.3 Million	-0.2%	96.1%	3.1%	51 Days	-30.1%	95	48.4%
Davie (Town)	\$32.1 Million	0.0%	96.7%	0.0%	26 Days	-16.1%	188	-5.5%
Deerfield Beach (City)	\$43.1 Million	8.7%	94.5%	0.7%	49 Days	4.3%	368	7.6%
Fort Lauderdale (City)	\$236.2 Million	17.3%	94.1%	1.4%	84 Days	-18.4%	844	29.8%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$53.7 Million	7.1%	92.3%	1.8%	105 Days	-7.1%	478	35.0%
Hillsboro Beach (Town)	\$9.8 Million	96.8%	92.6%	-2.7%	145 Days	88.3%	49	96.0%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$92.1 Million	8.7%	92.8%	-0.4%	95 Days	53.2%	516	19.7%
Lauderdale Lakes (City)	\$5.5 Million	22.0%	94.6%	1.4%	93 Days	-1.1%	102	17.2%
Lauderdale-by-the-Sea (Town)	\$26.6 Million	6.7%	93.8%	1.5%	89 Days	-5.3%	64	-5.9%
Lauderhill (City)	\$20.2 Million	-0.1%	95.3%	1.3%	67 Days	0.0%	246	-11.5%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$6.6 Million	34.7%	93.1%	-0.2%	35 Days	-57.3%	27	-20.6%
Margate (City)	\$20.6 Million	-1.2%	95.3%	2.0%	42 Days	-12.5%	176	5.4%
Miramar (City)	\$29.4 Million	-20.3%	97.2%	0.1%	26 Days	4.0%	152	-5.6%
North Lauderdale (City)	\$11.4 Million	14.0%	98.1%	2.7%	27 Days	-22.9%	102	7.4%
Oakland Park (City)	\$16.1 Million	6.6%	95.5%	-0.2%	44 Days	37.5%	138	1.5%
Parkland (City)	\$4.1 Million	-50.9%	96.0%	-0.2%	59 Days	59.5%	29	61.1%
Pembroke Park (Town)	\$87,000	-49.7%	96.7%	5.8%	81 Days	523.1%	3	-25.0%
Pembroke Pines (City)	\$71.4 Million	-8.4%	96.6%	0.5%	37 Days	8.8%	474	7.2%
Plantation (City)	\$39.4 Million	11.4%	96.2%	0.2%	37 Days	-7.5%	236	10.3%
Pompano Beach (City)	\$87.5 Million	11.1%	94.1%	1.3%	60 Days	-23.1%	561	31.7%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	\$707,500	141.9%	97.7%	0.2%	101 Days	-56.1%	3	N/A
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$37.0 Million	-7.8%	94.9%	-0.4%	43 Days	-8.5%	363	0.6%
Tamarac (City)	\$42.7 Million	-2.1%	95.2%	-0.1%	44 Days	2.3%	343	0.0%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$405,999	224.8%	89.3%	-7.8%	8 Days	-11.1%	3	50.0%
Weston (City)	\$25.6 Million	-5.3%	96.3%	0.1%	43 Days	-12.2%	137	13.2%
Wilton Manors (City)	\$12.4 Million	19.2%	96.0%	2.1%	32 Days	-13.5%	67	42.6%

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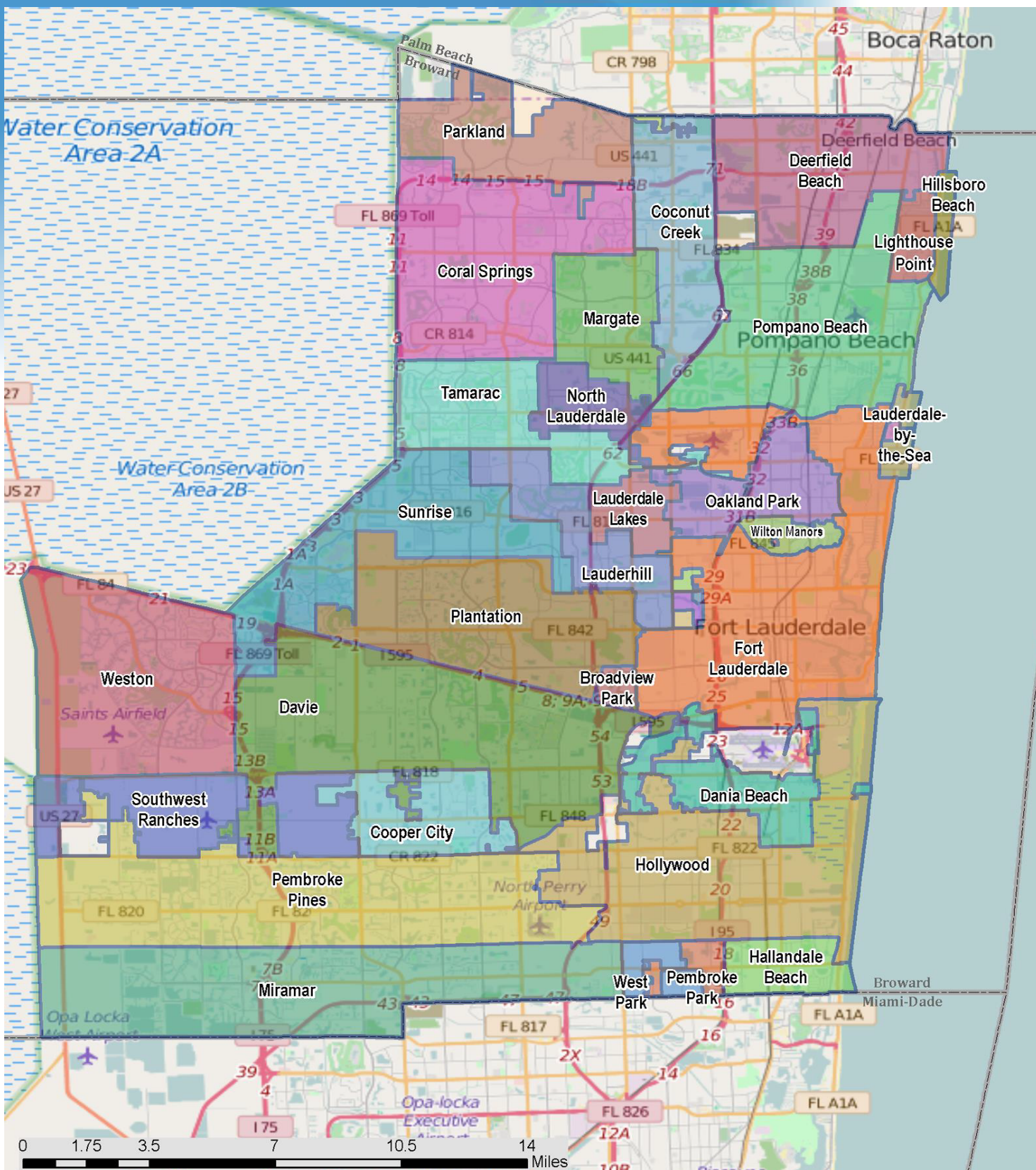


Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	5,353	13.0%	3,070	19.8%	7,784	1.7%	6.5	18.2%
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	263	14.3%	141	18.5%	238	8.7%	4.0	21.2%
Cooper City (City)	38	35.7%	17	21.4%	10	-28.6%	1.3	-31.6%
Coral Springs (City)	230	14.4%	110	0.9%	153	-13.6%	3.2	-3.0%
Dania Beach (City)	77	14.9%	49	44.1%	86	-4.4%	5.5	-5.2%
Davie (Town)	169	-2.3%	98	4.3%	145	6.6%	3.7	27.6%
Deerfield Beach (City)	327	2.2%	163	8.7%	415	19.9%	5.4	50.0%
Fort Lauderdale (City)	583	16.1%	365	6.7%	1,496	10.5%	9.9	23.8%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	312	35.1%	191	69.0%	1,005	3.9%	16.0	25.0%
Hillsboro Beach (Town)	28	40.0%	14	16.7%	105	22.1%	16.2	38.5%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	395	22.7%	219	49.0%	963	5.5%	12.1	27.4%
Lauderdale Lakes (City)	79	5.3%	45	-6.3%	176	23.1%	8.6	34.4%
Lauderdale-by-the-Sea (Town)	63	26.0%	32	88.2%	127	-8.0%	8.2	20.6%
Lauderhill (City)	239	0.8%	163	19.0%	365	-4.2%	7.3	15.9%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	38	52.0%	16	33.3%	38	-13.6%	4.8	-9.4%
Margate (City)	189	6.2%	99	-4.8%	160	-0.6%	3.9	11.4%
Miramar (City)	179	19.3%	107	21.6%	74	-33.3%	2.2	-15.4%
North Lauderdale (City)	92	26.0%	61	32.6%	70	-6.7%	4.3	19.4%
Oakland Park (City)	110	-4.3%	64	20.8%	118	13.5%	4.1	28.1%
Parkland (City)	17	13.3%	10	100.0%	25	108.3%	6.7	252.6%
Pembroke Park (Town)	3	-25.0%	3	-57.1%	5	25.0%	6.0	140.0%
Pembroke Pines (City)	423	2.2%	251	24.9%	360	-4.0%	3.7	15.6%
Plantation (City)	241	28.9%	123	41.4%	140	-18.6%	3.1	-3.1%
Pompano Beach (City)	432	24.1%	224	25.8%	675	1.7%	6.5	12.1%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	2	N/A	1	N/A	3	200.0%	7.2	20.0%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	298	0.7%	189	5.6%	342	-17.2%	4.5	-6.3%
Tamarac (City)	346	4.8%	222	14.4%	253	-15.9%	3.3	-2.9%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	3	N/A	0	N/A	2	0.0%	4.8	-60.0%
Weston (City)	108	-9.2%	65	14.0%	95	-17.4%	3.7	-2.6%
Wilton Manors (City)	60	62.2%	26	44.4%	38	-11.6%	3.2	10.3%

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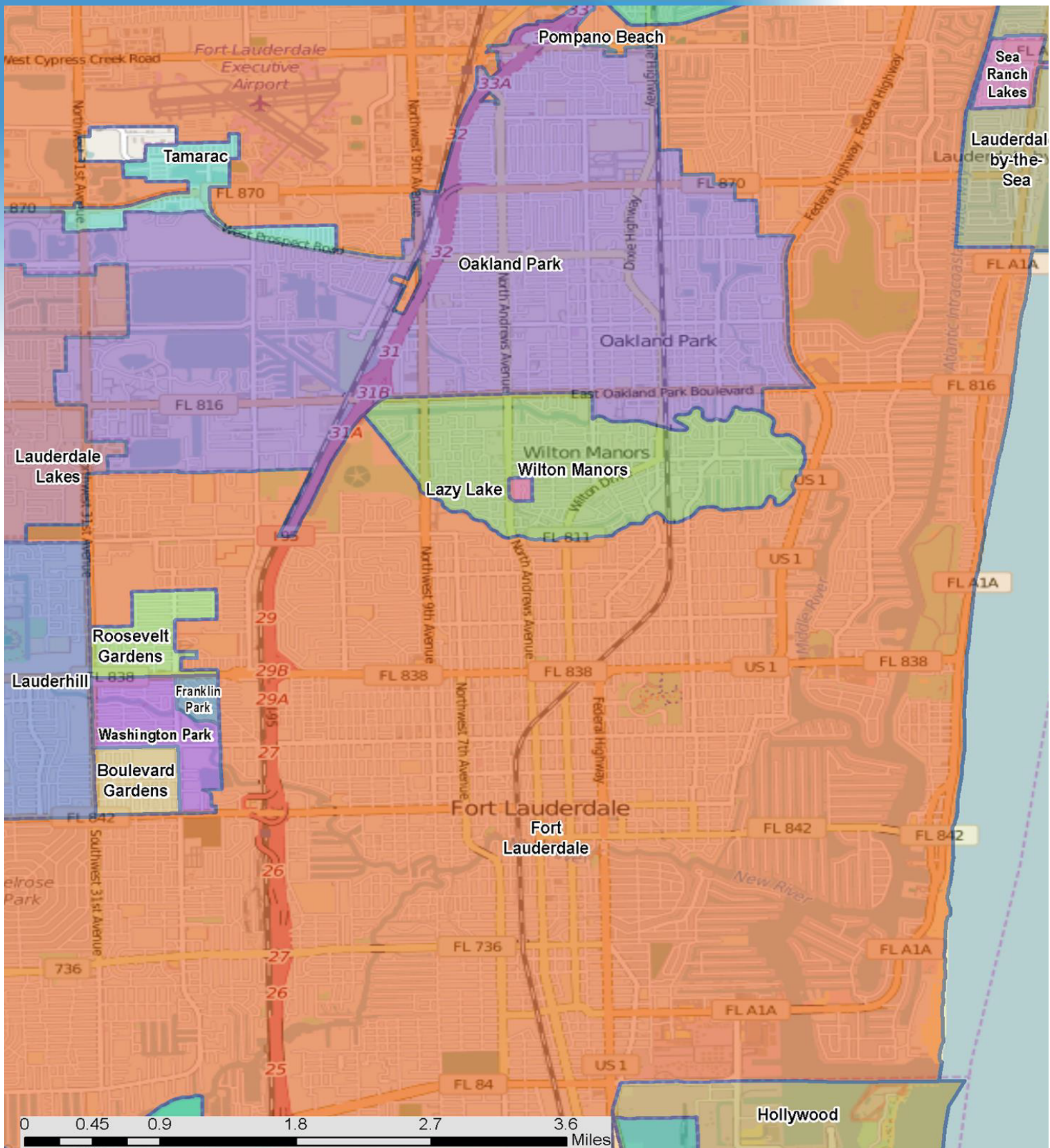


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Reference Map - East Central Broward

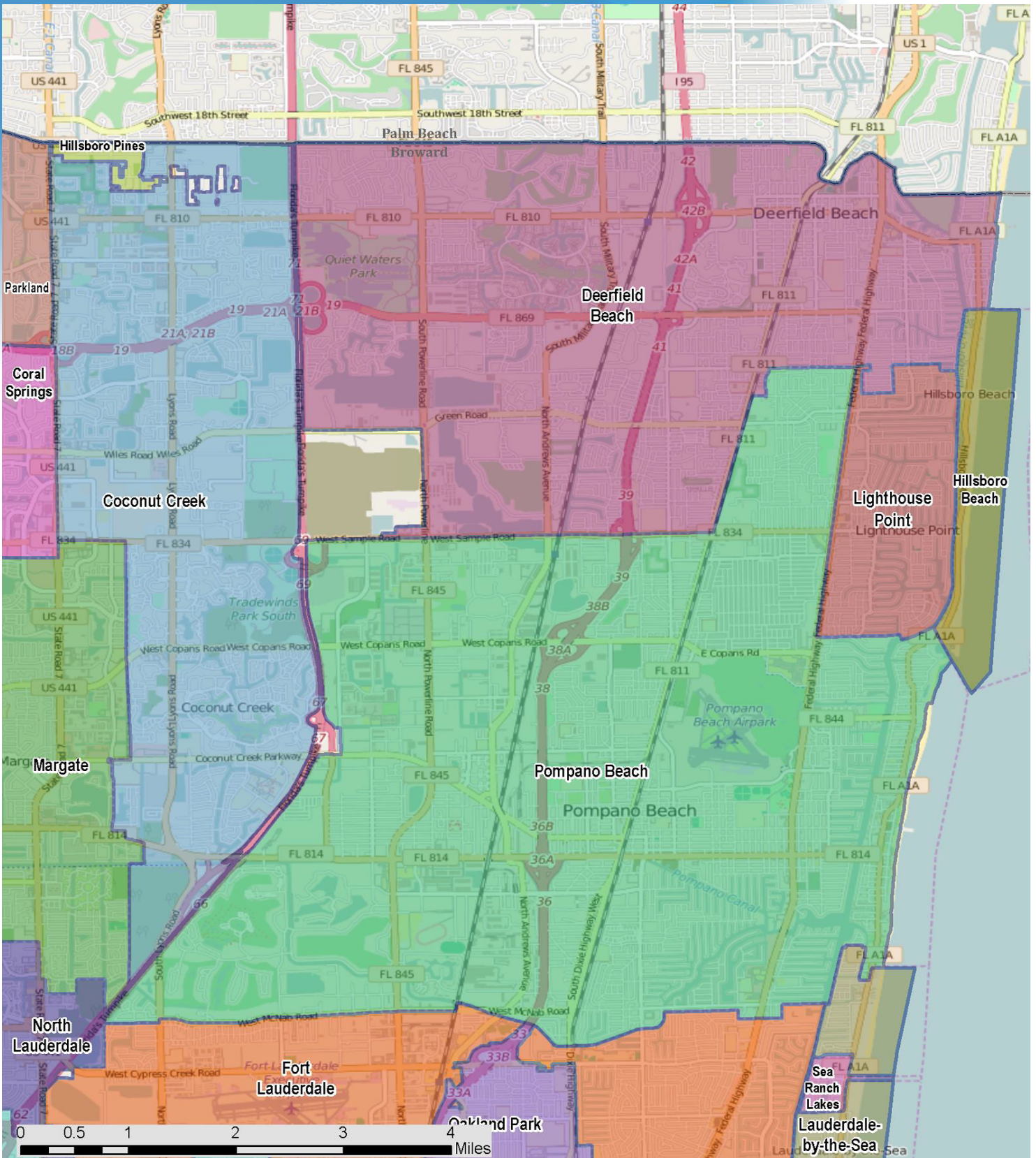
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