

# Broward County Local Residential Market Metrics - Q4 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.
<b>Broward County</b>	<b>4,748</b>	<b>23.7%</b>	<b>745</b>	<b>10.4%</b>	<b>\$420,000</b>	<b>12.0%</b>	<b>\$568,366</b>	<b>21.0%</b>
Boulevard Gardens (CDP)	3	-40.0%	0	N/A	\$234,000	23.2%	\$228,000	11.7%
Broadview Park (CDP)	6	50.0%	1	N/A	\$274,500	2.6%	\$273,817	4.3%
Coconut Creek (City)	127	25.7%	10	25.0%	\$392,400	8.2%	\$403,178	11.3%
Cooper City (City)	101	-1.9%	13	-7.1%	\$460,000	5.4%	\$490,462	0.4%
Coral Springs (City)	370	17.5%	51	30.8%	\$475,000	13.8%	\$482,207	11.7%
Dania Beach (City)	66	46.7%	12	-7.7%	\$375,000	7.4%	\$392,144	4.3%
Davie (Town)	215	18.1%	32	60.0%	\$560,000	25.3%	\$681,124	18.2%
Deerfield Beach (City)	141	13.7%	25	-13.8%	\$362,000	11.4%	\$423,556	6.5%
Fort Lauderdale (City)	557	26.9%	165	20.4%	\$525,000	17.4%	\$935,751	25.7%
Franklin Park (CDP)	2	0.0%	1	-50.0%	\$211,500	34.5%	\$211,500	34.5%
Hallandale Beach (City)	21	75.0%	10	100.0%	\$355,000	18.3%	\$753,690	68.1%
Hillsboro Beach (Town)	5	N/A	4	N/A	\$12,500,000	N/A	\$13,130,000	N/A
Hillsboro Pines (CDP)	2	100.0%	0	N/A	\$460,000	-36.1%	\$460,000	-36.1%
Hollywood (City)	414	32.3%	71	20.3%	\$365,500	12.5%	\$455,765	12.8%
Lauderdale Lakes (City)	30	-9.1%	2	-75.0%	\$280,000	9.8%	\$273,777	20.1%
Lauderdale-by-the-Sea (Town)	15	15.4%	6	20.0%	\$907,744	20.5%	\$990,716	30.8%
Lauderhill (City)	79	-3.7%	6	-70.0%	\$317,500	15.0%	\$323,163	14.3%
Lazy Lake (Village)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	79	61.2%	27	80.0%	\$834,000	-4.7%	\$1,186,082	-6.1%
Margate (City)	160	15.1%	12	-20.0%	\$333,950	11.3%	\$320,783	10.9%
Miramar (City)	268	2.7%	15	-44.4%	\$405,000	9.3%	\$428,625	11.9%
North Lauderdale (City)	64	3.2%	4	-50.0%	\$285,250	14.6%	\$281,507	16.0%
Oakland Park (City)	136	28.3%	27	-12.9%	\$354,950	17.5%	\$377,447	10.6%
Parkland (City)	212	53.6%	39	34.5%	\$715,000	12.0%	\$809,646	16.1%
Pembroke Park (Town)	1	N/A	0	N/A	\$417,220	N/A	\$417,220	N/A
Pembroke Pines (City)	377	18.6%	21	-40.0%	\$432,000	6.7%	\$446,165	10.1%
Plantation (City)	256	20.8%	35	-10.3%	\$475,000	12.8%	\$536,606	8.4%
Pompano Beach (City)	227	35.1%	51	10.9%	\$320,000	18.5%	\$480,581	31.3%
Roosevelt Gardens (CDP)	5	66.7%	1	N/A	\$285,250	21.4%	\$279,650	29.1%
Sea Ranch Lakes (Village)	2	100.0%	0	N/A	\$1,592,500	-45.0%	\$1,592,500	-45.0%
Southwest Ranches (Town)	38	81.0%	11	266.7%	\$887,500	33.5%	\$1,598,114	56.4%
Sunrise (City)	188	29.7%	15	-21.1%	\$365,000	12.3%	\$364,935	14.7%
Tamarac (City)	216	14.3%	19	46.2%	\$290,000	12.6%	\$301,685	12.7%
Washington Park (CDP)	9	50.0%	2	0.0%	\$270,000	25.8%	\$262,489	35.9%
West Park (City)	43	26.5%	6	0.0%	\$270,000	5.9%	\$264,507	3.0%
Weston (City)	260	42.9%	38	81.0%	\$571,750	7.9%	\$693,452	11.6%
Wilton Manors (City)	55	61.8%	13	44.4%	\$540,000	17.4%	\$594,708	14.9%

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# Broward County Local Residential Market Metrics - Q4 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.
<b>Broward County</b>	<b>\$2.7 Billion</b>	<b>49.7%</b>	<b>97.7%</b>	<b>2.0%</b>	<b>21 Days</b>	<b>-55.3%</b>	<b>4,772</b>	<b>4.2%</b>
Boulevard Gardens (CDP)	\$684,000	-33.0%	94.0%	-6.0%	21 Days	0.0%	5	-16.7%
Broadview Park (CDP)	\$1.6 Million	56.5%	95.7%	2.2%	12 Days	-50.0%	12	33.3%
Coconut Creek (City)	\$51.2 Million	40.0%	98.4%	2.2%	14 Days	-65.0%	112	6.7%
Cooper City (City)	\$49.5 Million	-1.6%	99.2%	2.3%	11 Days	-57.7%	87	10.1%
Coral Springs (City)	\$178.4 Million	31.2%	99.7%	3.7%	11 Days	-80.0%	339	21.9%
Dania Beach (City)	\$25.9 Million	52.9%	96.5%	3.7%	32 Days	-27.3%	72	28.6%
Davie (Town)	\$146.4 Million	39.6%	96.7%	0.9%	29 Days	-44.2%	213	20.3%
Deerfield Beach (City)	\$59.7 Million	21.1%	97.6%	1.0%	18 Days	-43.8%	156	-3.7%
Fort Lauderdale (City)	\$521.2 Million	59.4%	95.0%	1.6%	39 Days	-38.1%	629	2.9%
Franklin Park (CDP)	\$423,000	34.5%	91.1%	-4.5%	30 Days	25.0%	0	-100.0%
Hallandale Beach (City)	\$15.8 Million	194.2%	94.7%	1.3%	43 Days	-6.5%	40	-4.8%
Hillsboro Beach (Town)	\$65.7 Million	N/A	90.9%	N/A	131 Days	N/A	1	0.0%
Hillsboro Pines (CDP)	\$920,000	27.8%	96.5%	6.5%	62 Days	-48.8%	2	100.0%
Hollywood (City)	\$188.7 Million	49.3%	97.8%	2.6%	26 Days	-44.7%	470	13.0%
Lauderdale Lakes (City)	\$8.2 Million	9.2%	97.7%	-0.5%	26 Days	-36.6%	34	-8.1%
Lauderdale-by-the-Sea (Town)	\$14.9 Million	50.9%	92.0%	-1.7%	56 Days	-65.6%	15	-16.7%
Lauderhill (City)	\$25.5 Million	10.1%	99.0%	2.5%	13 Days	-58.1%	81	-17.3%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$93.7 Million	51.4%	94.2%	4.6%	45 Days	-73.4%	86	26.5%
Margate (City)	\$51.3 Million	27.7%	98.8%	2.4%	18 Days	-51.4%	149	-0.7%
Miramar (City)	\$114.9 Million	14.9%	99.0%	1.7%	17 Days	-52.8%	263	-17.8%
North Lauderdale (City)	\$18.0 Million	19.7%	99.7%	2.9%	12 Days	-71.4%	79	-3.7%
Oakland Park (City)	\$51.3 Million	41.9%	97.3%	2.2%	24 Days	-52.0%	132	6.5%
Parkland (City)	\$171.6 Million	78.3%	96.7%	2.8%	26 Days	-70.8%	165	5.8%
Pembroke Park (Town)	\$417,220	N/A	92.7%	N/A	77 Days	N/A	2	0.0%
Pembroke Pines (City)	\$168.2 Million	30.5%	99.2%	2.6%	12 Days	-60.0%	332	-8.3%
Plantation (City)	\$137.4 Million	30.9%	98.2%	2.4%	19 Days	-66.1%	228	0.9%
Pompano Beach (City)	\$109.1 Million	77.4%	96.2%	1.4%	31 Days	-41.5%	258	8.9%
Roosevelt Gardens (CDP)	\$1.4 Million	115.1%	98.5%	2.3%	70 Days	70.7%	7	-22.2%
Sea Ranch Lakes (Village)	\$3.2 Million	10.0%	86.8%	-13.2%	148 Days	1245.5%	0	N/A
Southwest Ranches (Town)	\$60.7 Million	183.0%	93.0%	-0.2%	24 Days	-46.7%	42	75.0%
Sunrise (City)	\$68.6 Million	48.7%	99.7%	2.7%	11 Days	-57.7%	200	15.6%
Tamarac (City)	\$65.2 Million	28.8%	97.8%	2.3%	20 Days	-61.5%	240	6.2%
Washington Park (CDP)	\$2.4 Million	103.8%	98.1%	6.3%	37 Days	270.0%	10	0.0%
West Park (City)	\$11.4 Million	30.3%	98.0%	-0.4%	20 Days	-33.3%	50	4.2%
Weston (City)	\$180.3 Million	59.4%	97.0%	2.2%	35 Days	-50.0%	209	-1.4%
Wilton Manors (City)	\$32.7 Million	85.8%	95.5%	2.8%	39 Days	-40.9%	59	3.5%

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## 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.
<b>Broward County</b>	<b>4,777</b>	<b>22.0%</b>	<b>2,522</b>	<b>31.6%</b>	<b>2,842</b>	<b>-41.1%</b>	<b>2.1</b>	<b>-41.7%</b>
Boulevard Gardens (CDP)	4	0.0%	4	0.0%	2	-71.4%	1.6	-54.3%
Broadview Park (CDP)	7	75.0%	6	100.0%	4	-55.6%	1.2	-58.6%
Coconut Creek (City)	126	28.6%	58	26.1%	32	-57.3%	1.0	-56.5%
Cooper City (City)	93	1.1%	46	64.3%	31	-50.0%	1.0	-44.4%
Coral Springs (City)	341	12.9%	170	18.1%	110	-52.8%	1.0	-52.4%
Dania Beach (City)	60	25.0%	38	52.0%	60	-11.8%	3.9	-2.5%
Davie (Town)	226	27.0%	106	26.2%	130	-39.8%	2.1	-38.2%
Deerfield Beach (City)	139	17.8%	75	21.0%	89	-41.4%	2.1	-43.2%
Fort Lauderdale (City)	599	34.9%	332	60.4%	644	-26.2%	4.3	-28.3%
Franklin Park (CDP)	1	-66.7%	0	-100.0%	1	-66.7%	1.7	-71.7%
Hallandale Beach (City)	26	13.0%	18	-5.3%	44	-22.8%	7.9	-11.2%
Hillsboro Beach (Town)	3	N/A	0	N/A	6	0.0%	10.3	-85.7%
Hillsboro Pines (CDP)	1	N/A	1	0.0%	2	-50.0%	8.0	15.9%
Hollywood (City)	432	33.7%	227	35.9%	349	-24.0%	3.2	-22.0%
Lauderdale Lakes (City)	43	-2.3%	35	12.9%	15	-40.0%	1.9	-24.0%
Lauderdale-by-the-Sea (Town)	15	15.4%	6	-33.3%	18	-35.7%	3.3	-46.8%
Lauderhill (City)	79	-12.2%	57	3.6%	41	-47.4%	1.6	-46.7%
Lazy Lake (Village)	0	-100.0%	0	N/A	2	N/A	24.0	N/A
Lighthouse Point (City)	80	45.5%	37	48.0%	81	-30.8%	4.0	-50.6%
Margate (City)	171	30.5%	84	42.4%	57	-49.1%	1.4	-41.7%
Miramar (City)	275	-6.1%	168	9.8%	93	-63.7%	1.1	-60.7%
North Lauderdale (City)	78	9.9%	56	-1.8%	30	-38.8%	1.7	-19.0%
Oakland Park (City)	132	21.1%	59	34.1%	74	-36.8%	1.9	-42.4%
Parkland (City)	194	40.6%	100	81.8%	103	-59.9%	1.8	-67.9%
Pembroke Park (Town)	3	200.0%	2	N/A	1	-50.0%	3.0	-87.5%
Pembroke Pines (City)	344	11.7%	153	20.5%	97	-61.0%	0.9	-60.9%
Plantation (City)	245	13.4%	113	43.0%	120	-50.8%	1.6	-55.6%
Pompano Beach (City)	235	25.0%	133	24.3%	179	-32.5%	2.7	-38.6%
Roosevelt Gardens (CDP)	7	40.0%	7	0.0%	1	-80.0%	0.7	-69.6%
Sea Ranch Lakes (Village)	2	100.0%	1	0.0%	3	-25.0%	4.0	-24.5%
Southwest Ranches (Town)	35	52.2%	19	58.3%	54	-31.6%	5.4	-44.9%
Sunrise (City)	203	28.5%	116	27.5%	64	-50.0%	1.2	-47.8%
Tamarac (City)	224	25.1%	119	26.6%	130	-36.3%	2.2	-33.3%
Washington Park (CDP)	7	0.0%	6	200.0%	8	-38.5%	3.0	-44.4%
West Park (City)	47	17.5%	23	-8.0%	25	-26.5%	2.1	-8.7%
Weston (City)	244	39.4%	120	53.8%	112	-58.5%	1.6	-61.0%
Wilton Manors (City)	58	48.7%	31	82.4%	41	-40.6%	2.4	-51.0%

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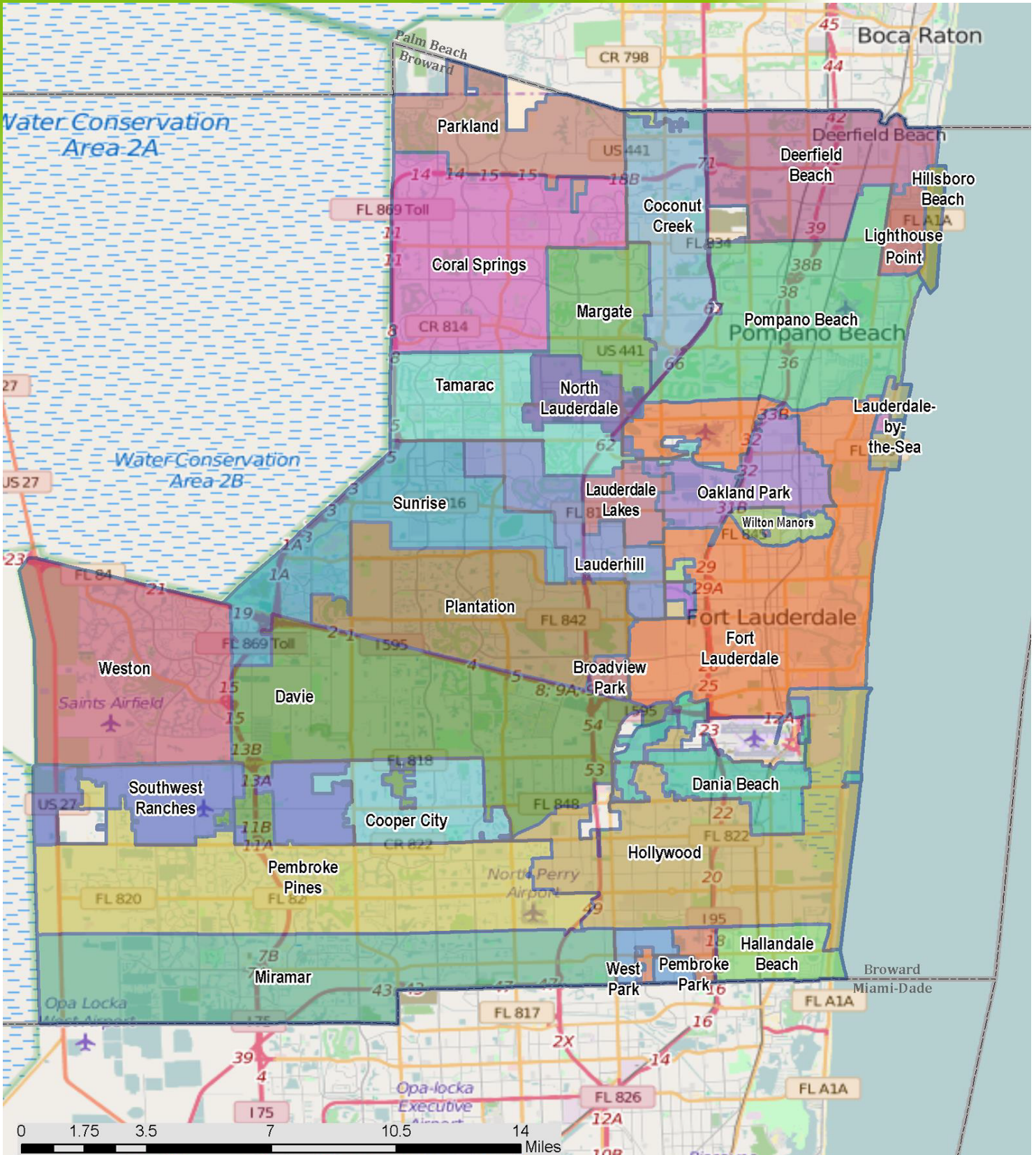
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## Reference Map - Countywide

### Municipalities and Census-Designated Places\*



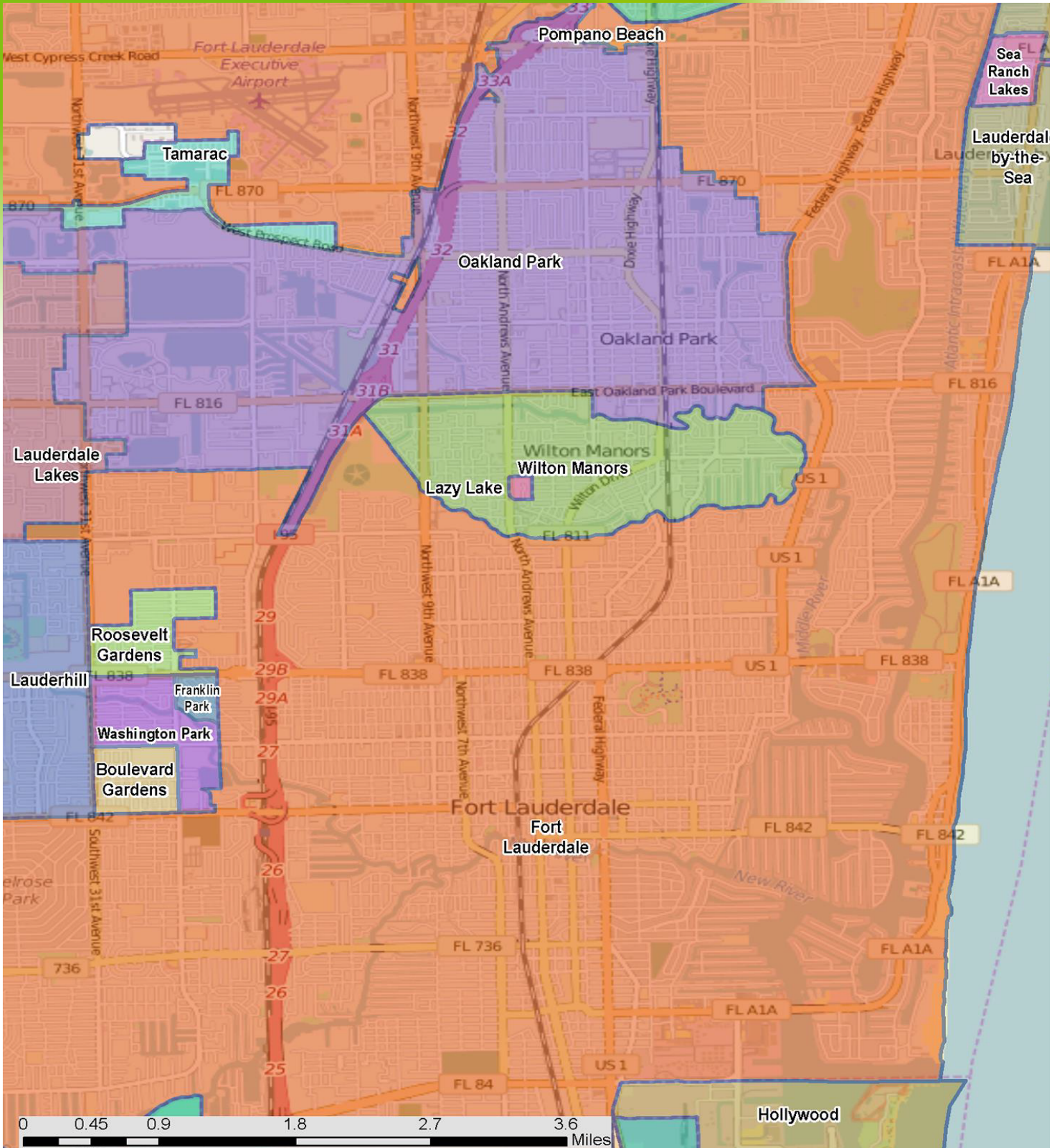
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## Reference Map - East Central Broward

### Municipalities and Census-Designated Places\*



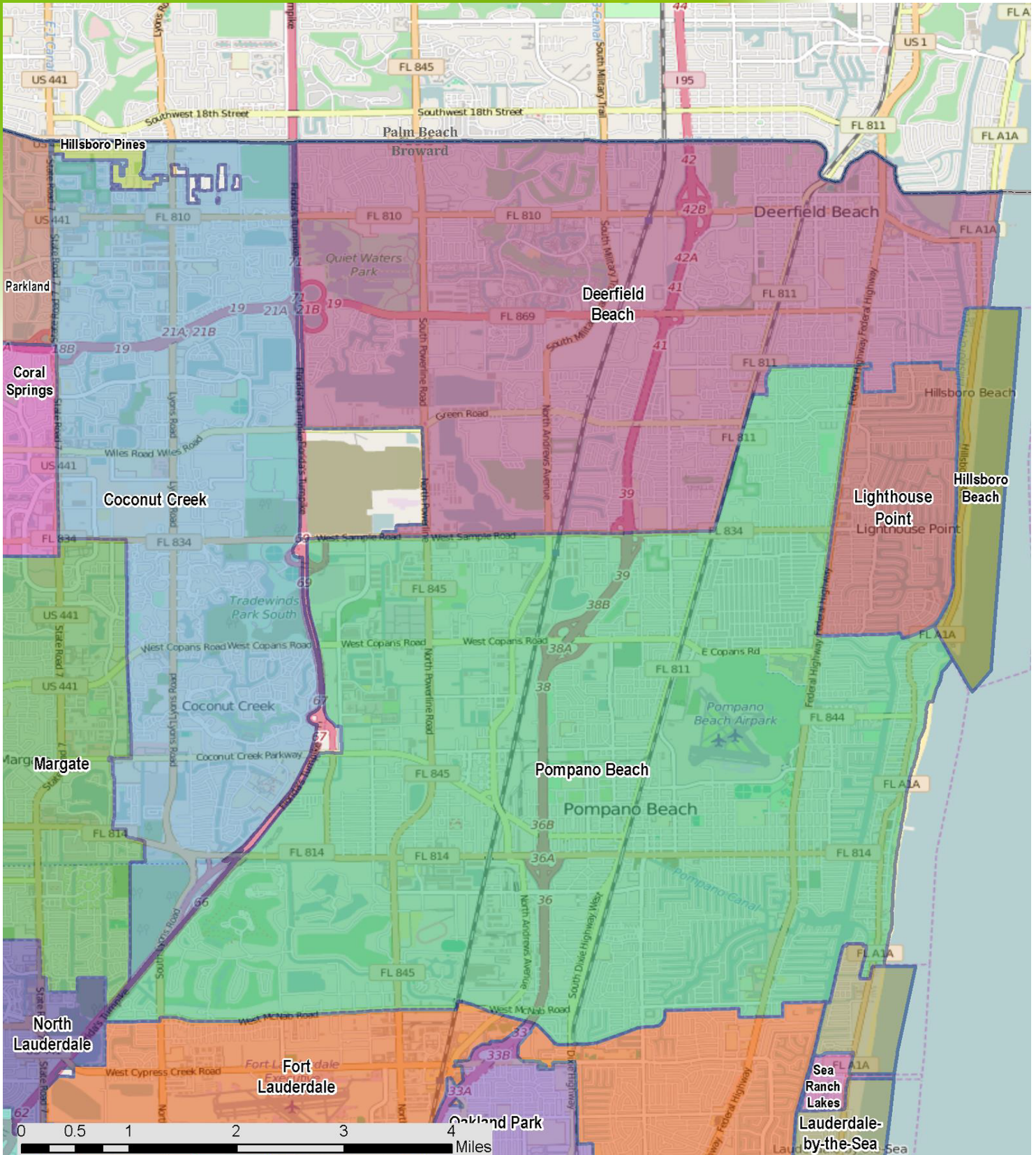
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## Reference Map - Northeast Broward

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