

# Broward County Local Residential Market Metrics - 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>16,035</b>	<b>0.4%</b>	<b>2,593</b>	<b>-11.1%</b>	<b>\$400,000</b>	<b>9.6%</b>	<b>\$530,166</b>	<b>15.2%</b>
Boulevard Gardens (CDP)	15	-37.5%	1	-80.0%	\$218,000	7.4%	\$218,417	2.9%
Broadview Park (CDP)	40	8.1%	9	125.0%	\$278,500	5.1%	\$319,628	19.8%
Coconut Creek (City)	403	3.6%	37	-26.0%	\$380,000	4.7%	\$387,443	6.6%
Cooper City (City)	361	-12.0%	44	-17.0%	\$464,000	6.7%	\$516,525	6.5%
Coral Springs (City)	1,286	-5.1%	136	-18.1%	\$445,000	8.5%	\$458,664	6.8%
Dania Beach (City)	187	-8.8%	32	-37.3%	\$370,000	19.4%	\$381,215	12.5%
Davie (Town)	732	-5.2%	121	16.3%	\$495,000	9.5%	\$626,292	9.8%
Deerfield Beach (City)	513	3.4%	109	-22.1%	\$350,000	19.7%	\$410,736	20.3%
Fort Lauderdale (City)	1,793	2.9%	535	-3.3%	\$500,000	19.0%	\$893,479	18.9%
Franklin Park (CDP)	7	16.7%	5	0.0%	\$152,000	-3.3%	\$190,471	21.8%
Hallandale Beach (City)	67	-13.0%	23	0.0%	\$305,000	5.2%	\$603,136	19.8%
Hillsboro Beach (Town)	7	600.0%	6	500.0%	\$12,500,000	25.0%	\$13,808,121	38.1%
Hillsboro Pines (CDP)	3	-57.1%	0	-100.0%	\$485,000	22.5%	\$516,667	23.9%
Hollywood (City)	1,319	-0.8%	214	-23.6%	\$349,000	10.8%	\$439,251	14.8%
Lauderdale Lakes (City)	97	-19.8%	9	-59.1%	\$262,500	2.9%	\$257,201	8.5%
Lauderdale-by-the-Sea (Town)	65	20.4%	31	34.8%	\$745,000	19.2%	\$992,834	26.5%
Lauderhill (City)	314	-0.3%	41	-29.3%	\$302,500	13.1%	\$304,500	11.3%
Lazy Lake (Village)	1	-50.0%	1	N/A	\$1,058,000	153.4%	\$1,058,000	153.4%
Lighthouse Point (City)	243	40.5%	103	68.9%	\$800,000	2.1%	\$1,185,598	6.4%
Margate (City)	503	-8.7%	47	-19.0%	\$320,000	8.1%	\$310,618	8.4%
Miramar (City)	990	-8.8%	85	-28.0%	\$395,000	6.2%	\$418,059	7.2%
North Lauderdale (City)	217	-21.7%	18	-53.8%	\$273,000	7.9%	\$266,747	10.3%
Oakland Park (City)	463	7.7%	101	-1.0%	\$340,000	13.3%	\$361,632	9.0%
Parkland (City)	695	26.8%	125	10.6%	\$690,000	6.6%	\$773,674	9.3%
Pembroke Park (Town)	4	300.0%	1	N/A	\$333,610	-14.7%	\$362,430	26.3%
Pembroke Pines (City)	1,313	0.0%	95	-32.6%	\$418,500	7.3%	\$429,438	7.3%
Plantation (City)	878	6.7%	126	-10.6%	\$447,500	5.6%	\$512,378	5.5%
Pompano Beach (City)	799	11.6%	181	-4.7%	\$310,000	17.0%	\$447,642	23.7%
Roosevelt Gardens (CDP)	17	-34.6%	3	-50.0%	\$260,000	24.1%	\$252,809	24.9%
Sea Ranch Lakes (Village)	9	0.0%	3	-25.0%	\$1,453,750	15.2%	\$1,701,528	16.8%
Southwest Ranches (Town)	120	23.7%	27	17.4%	\$862,500	24.1%	\$1,260,589	18.3%
Sunrise (City)	646	-4.0%	44	-39.7%	\$345,000	8.8%	\$345,393	11.0%
Tamarac (City)	725	-2.6%	81	-4.7%	\$265,000	7.3%	\$284,253	7.7%
Washington Park (CDP)	32	10.3%	5	-50.0%	\$270,000	20.5%	\$257,759	28.9%
West Park (City)	145	-19.4%	28	-15.2%	\$264,950	8.3%	\$254,055	7.8%
Weston (City)	826	4.7%	109	-16.2%	\$567,000	4.0%	\$660,840	6.6%
Wilton Manors (City)	207	22.5%	58	9.4%	\$516,250	7.4%	\$571,544	12.8%

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# Broward County Local Residential Market Metrics - 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>\$8.5 Billion</b>	<b>15.6%</b>	<b>96.9%</b>	<b>1.1%</b>	<b>32 Days</b>	<b>-33.3%</b>	<b>20,432</b>	<b>-6.9%</b>
Boulevard Gardens (CDP)	\$3.3 Million	-35.7%	96.6%	0.3%	71 Days	47.9%	18	-47.1%
Broadview Park (CDP)	\$12.8 Million	29.5%	96.8%	0.4%	32 Days	18.5%	53	15.2%
Coconut Creek (City)	\$156.1 Million	10.4%	97.5%	1.1%	21 Days	-50.0%	496	-3.7%
Cooper City (City)	\$186.5 Million	-6.3%	98.0%	1.6%	14 Days	-61.1%	442	-6.2%
Coral Springs (City)	\$589.8 Million	1.4%	98.0%	1.8%	20 Days	-55.6%	1,498	-8.3%
Dania Beach (City)	\$71.3 Million	2.6%	95.3%	2.4%	40 Days	-16.7%	285	-3.1%
Davie (Town)	\$458.4 Million	4.1%	96.5%	0.6%	35 Days	-27.1%	876	-11.8%
Deerfield Beach (City)	\$210.7 Million	24.4%	96.5%	0.8%	32 Days	-28.9%	645	-3.0%
Fort Lauderdale (City)	\$1.6 Billion	22.4%	94.6%	1.3%	54 Days	-27.0%	2,569	-0.5%
Franklin Park (CDP)	\$1.3 Million	42.0%	96.7%	0.0%	26 Days	271.4%	4	-60.0%
Hallandale Beach (City)	\$40.4 Million	4.2%	93.9%	-0.6%	54 Days	-1.8%	118	-22.4%
Hillsboro Beach (Town)	\$96.7 Million	866.6%	84.8%	-8.8%	206 Days	21.2%	9	80.0%
Hillsboro Pines (CDP)	\$1.6 Million	-46.9%	95.6%	3.7%	21 Days	-51.2%	6	-40.0%
Hollywood (City)	\$579.4 Million	13.8%	96.8%	1.8%	36 Days	-32.1%	1,882	0.0%
Lauderdale Lakes (City)	\$24.9 Million	-13.0%	97.7%	0.9%	32 Days	-17.9%	156	-13.3%
Lauderdale-by-the-Sea (Town)	\$64.5 Million	52.2%	94.0%	3.1%	59 Days	-59.6%	74	-2.6%
Lauderhill (City)	\$95.6 Million	11.0%	97.8%	0.4%	35 Days	9.4%	414	-8.4%
Lazy Lake (Village)	\$1.1 Million	26.7%	81.4%	-11.6%	163 Days	-25.6%	3	N/A
Lighthouse Point (City)	\$288.1 Million	49.4%	93.9%	2.8%	68 Days	-47.7%	317	15.3%
Margate (City)	\$156.2 Million	-1.1%	97.9%	1.0%	26 Days	-33.3%	650	-9.5%
Miramar (City)	\$413.9 Million	-2.3%	97.9%	0.8%	25 Days	-26.5%	1,188	-21.0%
North Lauderdale (City)	\$57.9 Million	-13.6%	98.2%	0.2%	27 Days	-12.9%	300	-21.9%
Oakland Park (City)	\$167.4 Million	17.3%	96.9%	2.0%	36 Days	-36.8%	590	3.1%
Parkland (City)	\$537.7 Million	38.6%	95.8%	1.5%	45 Days	-40.0%	866	0.5%
Pembroke Park (Town)	\$1.4 Million	405.1%	93.2%	-2.9%	45 Days	7.1%	5	-28.6%
Pembroke Pines (City)	\$563.9 Million	7.3%	98.3%	1.4%	19 Days	-36.7%	1,485	-11.7%
Plantation (City)	\$449.9 Million	12.6%	96.9%	1.1%	32 Days	-33.3%	1,008	-10.8%
Pompano Beach (City)	\$357.7 Million	38.0%	95.8%	1.5%	41 Days	-25.5%	1,063	1.9%
Roosevelt Gardens (CDP)	\$4.3 Million	-18.4%	95.6%	-2.2%	78 Days	73.3%	27	-12.9%
Sea Ranch Lakes (Village)	\$15.3 Million	16.8%	91.3%	-1.5%	129 Days	87.0%	15	-11.8%
Southwest Ranches (Town)	\$151.3 Million	46.4%	92.3%	0.8%	58 Days	-31.0%	159	-8.6%
Sunrise (City)	\$223.1 Million	6.5%	98.3%	1.4%	20 Days	-42.9%	809	-6.6%
Tamarac (City)	\$206.1 Million	5.0%	97.1%	0.9%	35 Days	-30.0%	919	-10.9%
Washington Park (CDP)	\$8.2 Million	42.2%	96.5%	1.5%	40 Days	5.3%	44	-6.4%
West Park (City)	\$36.8 Million	-13.2%	97.6%	0.2%	31 Days	-11.4%	182	-21.2%
Weston (City)	\$545.9 Million	11.6%	96.4%	1.2%	41 Days	-29.3%	1,018	-10.5%
Wilton Manors (City)	\$118.3 Million	38.1%	94.5%	0.5%	48 Days	-29.4%	254	7.6%

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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.
Broward County	19,590	4.8%	2,522	31.6%	2,842	-41.1%	2.1	-41.7%
Boulevard Gardens (CDP)	22	-26.7%	4	0.0%	2	-71.4%	1.6	-54.3%
Broadview Park (CDP)	51	30.8%	6	100.0%	4	-55.6%	1.2	-58.6%
Coconut Creek (City)	490	7.7%	58	26.1%	32	-57.3%	1.0	-56.5%
Cooper City (City)	413	-8.0%	46	64.3%	31	-50.0%	1.0	-44.4%
Coral Springs (City)	1,512	-0.7%	170	18.1%	110	-52.8%	1.0	-52.4%
Dania Beach (City)	232	0.4%	38	52.0%	60	-11.8%	3.9	-2.5%
Davie (Town)	852	-1.0%	106	26.2%	130	-39.8%	2.1	-38.2%
Deerfield Beach (City)	600	7.3%	75	21.0%	89	-41.4%	2.1	-43.2%
Fort Lauderdale (City)	2,183	7.9%	332	60.4%	644	-26.2%	4.3	-28.3%
Franklin Park (CDP)	5	-37.5%	0	-100.0%	1	-66.7%	1.7	-71.7%
Hallandale Beach (City)	92	-8.0%	18	-5.3%	44	-22.8%	7.9	-11.2%
Hillsboro Beach (Town)	7	600.0%	0	N/A	6	0.0%	10.3	-85.7%
Hillsboro Pines (CDP)	6	-25.0%	1	0.0%	2	-50.0%	8.0	15.9%
Hollywood (City)	1,668	6.2%	227	35.9%	349	-24.0%	3.2	-22.0%
Lauderdale Lakes (City)	158	-8.7%	35	12.9%	15	-40.0%	1.9	-24.0%
Lauderdale-by-the-Sea (Town)	67	3.1%	6	-33.3%	18	-35.7%	3.3	-46.8%
Lauderhill (City)	430	5.4%	57	3.6%	41	-47.4%	1.6	-46.7%
Lazy Lake (Village)	1	0.0%	0	N/A	2	N/A	24.0	N/A
Lighthouse Point (City)	284	39.9%	37	48.0%	81	-30.8%	4.0	-50.6%
Margate (City)	662	-0.7%	84	42.4%	57	-49.1%	1.4	-41.7%
Miramar (City)	1,270	-6.9%	168	9.8%	93	-63.7%	1.1	-60.7%
North Lauderdale (City)	304	-16.9%	56	-1.8%	30	-38.8%	1.7	-19.0%
Oakland Park (City)	532	12.0%	59	34.1%	74	-36.8%	1.9	-42.4%
Parkland (City)	837	34.6%	100	81.8%	103	-59.9%	1.8	-67.9%
Pembroke Park (Town)	7	133.3%	2	N/A	1	-50.0%	3.0	-87.5%
Pembroke Pines (City)	1,565	4.8%	153	20.5%	97	-61.0%	0.9	-60.9%
Plantation (City)	1,026	9.9%	113	43.0%	120	-50.8%	1.6	-55.6%
Pompano Beach (City)	959	8.9%	133	24.3%	179	-32.5%	2.7	-38.6%
Roosevelt Gardens (CDP)	28	-17.6%	7	0.0%	1	-80.0%	0.7	-69.6%
Sea Ranch Lakes (Village)	8	0.0%	1	0.0%	3	-25.0%	4.0	-24.5%
Southwest Ranches (Town)	145	31.8%	19	58.3%	54	-31.6%	5.4	-44.9%
Sunrise (City)	817	-0.2%	116	27.5%	64	-50.0%	1.2	-47.8%
Tamarac (City)	923	1.8%	119	26.6%	130	-36.3%	2.2	-33.3%
Washington Park (CDP)	46	35.3%	6	200.0%	8	-38.5%	3.0	-44.4%
West Park (City)	188	-9.2%	23	-8.0%	25	-26.5%	2.1	-8.7%
Weston (City)	975	12.3%	120	53.8%	112	-58.5%	1.6	-61.0%
Wilton Manors (City)	235	29.1%	31	82.4%	41	-40.6%	2.4	-51.0%

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