Broward County Local Residential Market Metrics - Q1 2021
Single Family Homes
Municipalities and Census-Designated Places*

BROWARD MIAMI a Division of **MIAMI REALTORS**

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	4,267	28.4%	888	33.1%	$435,000	14.5%	$626,025	22.3%
Boulevard Gardens (CDP)	2	-33.3%	0	-100.0%	$231,890	5.4%	$199,890	6.3%
Broadview Park (CDP)	15	50.0%	3	50.0%	$293,000	-1.2%	$292,467	7.1%
Coconut Creek (City)	93	31.0%	12	-7.7%	$417,750	19.4%	$410,366	17.0%
Cooper City (City)	87	29.9%	13	62.5%	$500,000	2.5%	$551,490	4.1%
Coral Springs (City)	293	19.1%	38	26.7%	$485,000	12.8%	$502,707	13.0%
Dania Beach (City)	56	36.6%	8	-11.1%	$360,000	7.5%	$398,569	14.6%
Davie (Town)	177	12.0%	29	-6.5%	$558,000	21.3%	$674,180	16.1%
Deerfield Beach (City)	134	24.1%	33	13.8%	$355,000	4.4%	$447,166	9.0%
Fort Lauderdale (City)	628	57.0%	206	54.9%	$561,800	20.8%	$1,081,040	12.2%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	35	66.7%	13	116.7%	$349,500	11.0%	$758,640	44.1%
Hillsboro Beach (Town)	4	N/A	3	N/A	$21,492,500	N/A	$19,446,250	N/A
Hillsboro Pines (CDP)	2	N/A	1	N/A	$402,500	N/A	$402,500	N/A
Hollywood (City)	399	51.1%	98	100.0%	$395,000	19.7%	$512,079	24.3%
Lauderdale Lakes (City)	24	0.0%	4	33.3%	$290,000	13.7%	$288,059	17.0%
Lauderdale-by-the-Sea (Town)	13	-31.6%	4	-66.7%	$765,000	19.5%	$1,082,067	18.8%
Lauderhill (City)	62	5.1%	13	18.2%	$333,250	23.8%	$324,628	19.4%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	76	43.4%	40	42.9%	$1,110,000	48.5%	$1,381,988	22.6%
Margate (City)	133	51.1%	11	-15.4%	$342,000	11.4%	$329,024	8.6%
Miramar (City)	241	8.1%	26	-7.1%	$420,000	12.0%	$443,657	10.6%
North Lauderdale (City)	64	23.1%	9	12.5%	$292,750	19.2%	$279,795	17.2%
Oakland Park (City)	124	29.2%	29	16.0%	$350,000	9.0%	$369,177	10.2%
Parkland (City)	160	41.6%	38	90.0%	$785,000	22.7%	$861,791	29.2%
Pembroke Park (Town)	2	100.0%	0	N/A	$267,450	7.0%	$267,450	7.0%
Pembroke Pines (City)	271	0.7%	22	-31.3%	$450,000	14.4%	$480,333	19.0%
Plantation (City)	216	13.7%	39	8.3%	$490,000	16.5%	$563,830	13.5%
Pompano Beach (City)	223	17.4%	72	35.8%	$352,500	23.9%	$565,705	37.7%
Roosevelt Gardens (CDP)	7	250.0%	0	-100.0%	$275,000	20.1%	$288,393	54.2%
Sea Ranch Lakes (Village)	2	0.0%	2	0.0%	$1,600,000	-36.8%	$800,000	-68.4%
Southwest Ranches (Town)	38	46.2%	13	85.7%	$970,000	-0.5%	$1,201,395	11.7%
Sunrise (City)	183	38.6%	18	38.5%	$360,000	8.8%	$351,631	7.4%
Tamarac (City)	199	32.7%	27	35.0%	$279,900	8.3%	$300,201	10.7%
Washington Park (CDP)	6	0.0%	3	N/A	$190,000	-17.4%	$218,333	-6.6%
West Park (City)	34	17.2%	2	-71.4%	$295,000	21.6%	$288,003	19.1%
Weston (City)	203	28.5%	39	85.7%	$605,000	8.0%	$697,197	9.2%
Wilton Manors (City)	69	38.0%	20	33.3%	$545,000	15.3%	$621,875	14.7%

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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	$2.7 Billion	57.1%	98.2%	2.3%	20 Days	-60.0%	5,528	4.6%
Boulevard Gardens (CDP)	$399,780	-29.1%	101.1%	15.7%	61 Days	-56.1%	9	80.0%
Broadview Park (CDP)	$4.4 Million	60.6%	96.6%	1.7%	11 Days	-68.6%	22	22.2%
Coconut Creek (City)	$38.2 Million	53.2%	99.2%	2.9%	10 Days	-72.2%	125	4.2%
Cooper City (City)	$48.0 Million	35.2%	100.0%	3.0%	11 Days	-63.3%	104	-5.5%
Coral Springs (City)	$147.3 Million	34.6%	100.0%	3.6%	10 Days	-75.6%	402	11.7%
Dania Beach (City)	$22.3 Million	56.5%	97.4%	2.5%	38 Days	-9.5%	88	31.3%
Davie (Town)	$119.3 Million	30.0%	98.6%	3.2%	21 Days	-67.2%	230	-3.0%
Deerfield Beach (City)	$59.9 Million	35.3%	98.1%	4.0%	28 Days	-49.1%	180	5.9%
Fort Lauderdale (City)	$678.9 Million	76.2%	96.3%	1.8%	36 Days	-41.9%	705	13.5%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	$26.6 Million	140.1%	97.7%	6.3%	24 Days	-61.9%	54	157.1%
Hillsboro Beach (Town)	$77.8 Million	N/A	88.7%	N/A	65 Days	N/A	3	0.0%
Hillsboro Pines (CDP)	$805,000	N/A	93.0%	N/A	48 Days	N/A	5	N/A
Hollywood (City)	$204.3 Million	87.8%	97.5%	1.6%	30 Days	-41.2%	511	0.4%
Lauderdale Lakes (City)	$6.9 Million	17.0%	100.0%	3.6%	19 Days	-40.6%	37	-19.6%
Lauderdale-by-the-Sea (Town)	$14.1 Million	-18.7%	94.4%	-0.3%	60 Days	-29.4%	18	-18.2%
Lauderhill (City)	$20.1 Million	25.4%	99.6%	3.9%	13 Days	-75.5%	100	-19.4%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Lighthouse Point (City)	$105.0 Million	75.8%	95.8%	3.9%	45 Days	-54.5%	78	-6.0%
Margate (City)	$43.8 Million	64.1%	100.0%	4.1%	14 Days	-70.2%	160	1.3%
Miramar (City)	$106.9 Million	19.5%	100.0%	3.2%	12 Days	-75.0%	331	-7.5%
North Lauderdale (City)	$17.9 Million	44.2%	100.0%	1.8%	15 Days	-48.3%	75	-5.1%
Oakland Park (City)	$45.8 Million	42.3%	98.4%	2.1%	20 Days	-53.5%	131	-10.3%
Parkland (City)	$137.9 Million	82.9%	97.8%	3.8%	25 Days	-75.2%	215	13.2%
Pembroke Park (Town)	$534,900	114.0%	97.7%	-2.7%	57 Days	-6.6%	1	N/A
Pembroke Pines (City)	$130.2 Million	19.9%	99.8%	2.9%	13 Days	-60.6%	388	-4.9%
Plantation (City)	$121.8 Million	29.0%	98.0%	1.9%	22 Days	-63.3%	265	-3.3%
Pompano Beach (City)	$126.2 Million	61.6%	96.4%	1.5%	25 Days	-59.0%	292	6.2%
Roosevelt Gardens (CDP)	$2.0 Million	439.8%	98.5%	9.1%	26 Days	-58.7%	8	14.3%
Sea Ranch Lakes (Village)	$1.6 Million	-68.4%	91.4%	3.4%	101 Days	-49.8%	4	0.0%
Southwest Ranches (Town)	$45.7 Million	63.2%	94.5%	5.5%	27 Days	-83.0%	47	74.1%
Sunrise (City)	$64.3 Million	48.9%	99.1%	1.8%	11 Days	-65.6%	230	16.2%
Tamarac (City)	$59.7 Million	46.9%	98.2%	1.1%	22 Days	-60.7%	263	9.6%
Washington Park (CDP)	$1.3 Million	-6.6%	94.5%	-4.6%	46 Days	27.8%	10	-33.3%
West Park (City)	$9.8 Million	39.6%	99.1%	1.3%	27 Days	-25.0%	66	40.4%
Weston (City)	$141.5 Million	40.4%	97.3%	1.7%	20 Days	-64.9%	286	6.3%
Wilton Manors (City)	$42.9 Million	58.3%	96.5%	1.5%	48 Days	-2.0%	82	7.9%

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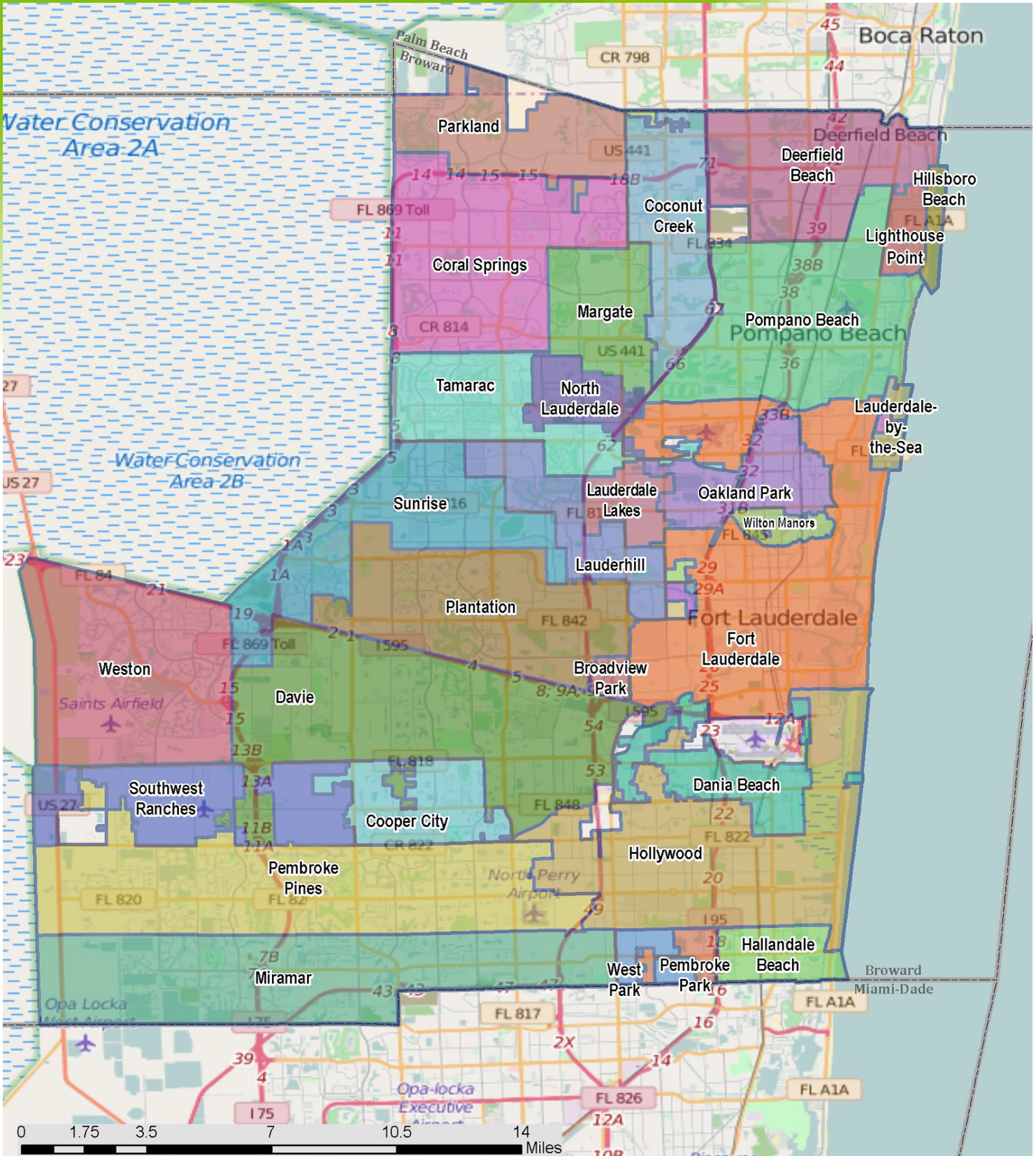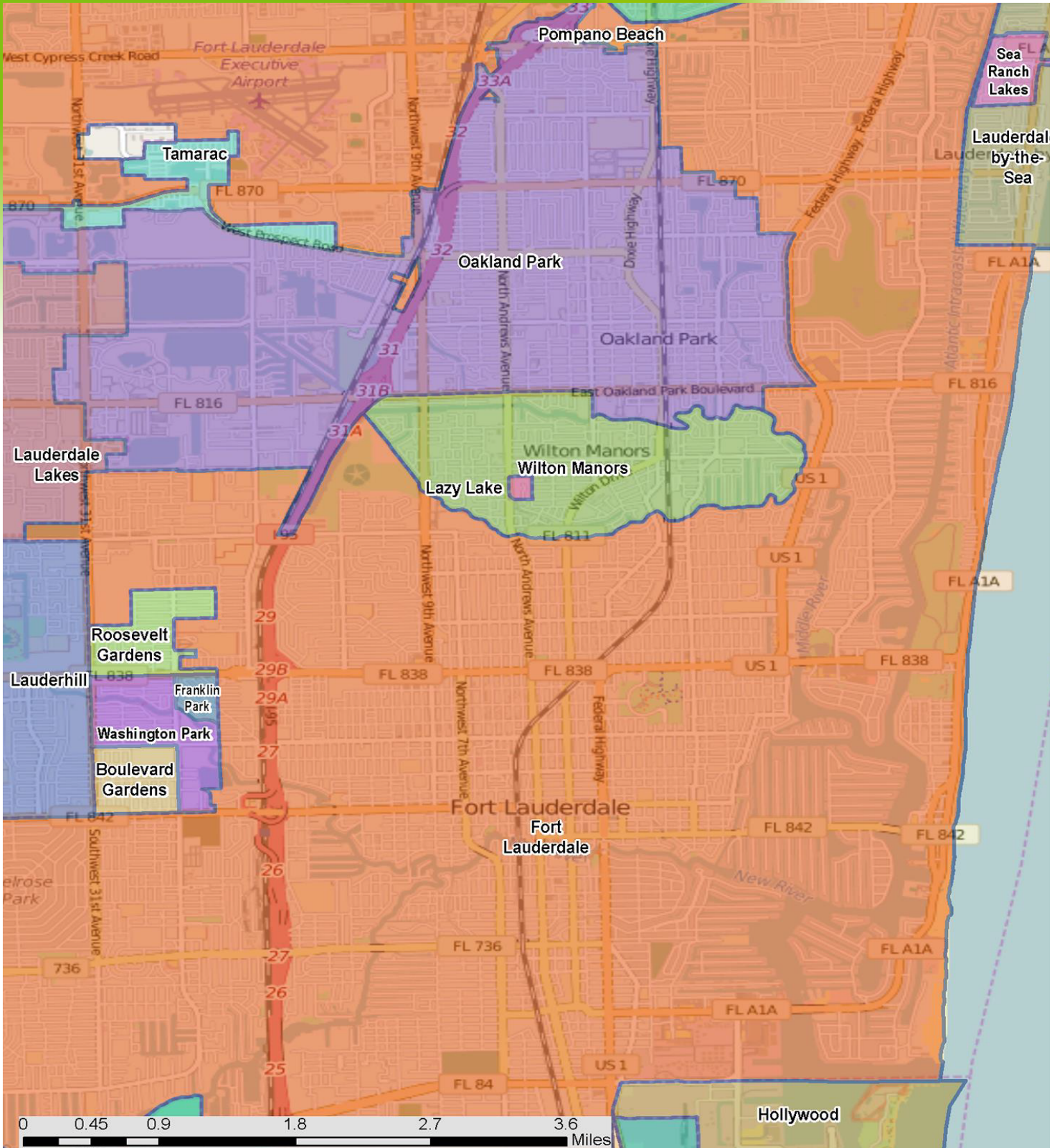| Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	5,768	30.8%	3,342	43.4%	2,209	-55.1%	1.6	-56.8%
Boulevard Gardens (CDP)	3	-57.1%	3	-50.0%	6	0.0%	5.1	64.5%
Broadview Park (CDP)	20	17.6%	9	12.5%	6	-14.3%	1.6	-30.4%
Coconut Creek (City)	119	17.8%	74	19.4%	30	-61.0%	0.8	-66.7%
Cooper City (City)	100	17.6%	50	22.0%	27	-53.4%	0.9	-47.1%
Coral Springs (City)	405	22.0%	238	29.3%	102	-55.5%	0.9	-57.1%
Dania Beach (City)	79	43.6%	50	61.3%	55	-28.6%	3.3	-25.0%
Davie (Town)	228	16.9%	124	17.0%	104	-51.4%	1.7	-48.5%
Deerfield Beach (City)	188	44.6%	110	66.7%	75	-55.1%	1.7	-58.5%
Fort Lauderdale (City)	833	82.7%	465	129.1%	436	-52.2%	2.6	-57.4%
Franklin Park (CDP)	0	-100.0%	0	N/A	0	-100.0%	0.0	-100.0%
Hallandale Beach (City)	49	104.2%	27	58.8%	38	-11.6%	5.6	-13.8%
Hillsboro Beach (Town)	4	N/A	0	N/A	2	-80.0%	2.2	-98.2%
Hillsboro Pines (CDP)	5	N/A	4	300.0%	0	-100.0%	0.0	-100.0%
Hollywood (City)	570	61.5%	315	72.1%	235	-53.7%	1.9	-58.7%
Lauderdale Lakes (City)	35	0.0%	28	7.7%	20	-44.4%	2.5	-28.6%
Lauderdale-by-the-Sea (Town)	21	16.7%	10	42.9%	15	-42.3%	3.1	-35.4%
Lauderhill (City)	94	-2.1%	68	-2.9%	36	-63.6%	1.4	-64.1%
Lazy Lake (Village)	1	N/A	1	N/A	2	0.0%	24.0	0.0%
Lighthouse Point (City)	105	114.3%	60	300.0%	47	-63.3%	2.1	-74.1%
Margate (City)	163	13.2%	92	-1.1%	53	-49.0%	1.2	-50.0%
Miramar (City)	317	-4.2%	198	0.0%	80	-69.6%	1.0	-65.5%
North Lauderdale (City)	82	10.8%	54	0.0%	26	-50.9%	1.4	-36.4%
Oakland Park (City)	157	42.7%	78	73.3%	39	-70.9%	1.0	-72.2%
Parkland (City)	213	19.0%	132	24.5%	88	-62.6%	1.4	-71.4%
Pembroke Park (Town)	0	-100.0%	0	-100.0%	1	N/A	2.4	N/A
Pembroke Pines (City)	390	-3.0%	219	5.8%	99	-58.9%	0.9	-59.1%
Plantation (City)	275	10.9%	147	32.4%	89	-59.2%	1.2	-60.0%
Pompano Beach (City)	292	33.3%	162	72.3%	151	-44.9%	2.2	-51.1%
Roosevelt Gardens (CDP)	4	100.0%	2	-33.3%	3	-70.0%	1.6	-69.2%
Sea Ranch Lakes (Village)	4	100.0%	3	200.0%	3	-25.0%	4.0	-42.0%
Southwest Ranches (Town)	51	64.5%	28	154.5%	45	-31.8%	4.1	-52.3%
Sunrise (City)	242	30.8%	147	38.7%	53	-55.8%	0.9	-57.1%
Tamarac (City)	286	33.0%	171	52.7%	99	-50.5%	1.5	-53.1%
Washington Park (CDP)	12	20.0%	9	28.6%	6	-64.7%	2.3	-65.2%
West Park (City)	56	43.6%	40	53.8%	24	-40.0%	1.9	-32.1%
Weston (City)	282	35.6%	177	60.9%	90	-68.0%	1.2	-71.4%
Wilton Manors (City)	85	46.6%	46	109.1%	29	-56.1%	1.5	-66.7%

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BROWARD
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Water Conservation Area 2A

Water Conservation Area 2B

Palm Beach / Broward

Boca Raton

Parkland

Deerfield Beach

Hillsboro Beach

Coconut Creek

Lighthouse Point

Coral Springs

Margate

Pompano Beach

Tamarac

North Lauderdale

Lauderdale-by-the-Sea

Sunrise

Lauderdale Lakes

Oakland Park

Wilton Manors

Lauderhill

Plantation

Fort Lauderdale

Weston

Davie

Broadview Park

Southwest Ranches

Dania Beach

Cooper City

Hollywood

Pembroke Pines

Miramar

Hallandale Beach

West Park

Pembroke Park

Broward / Miami-Dade

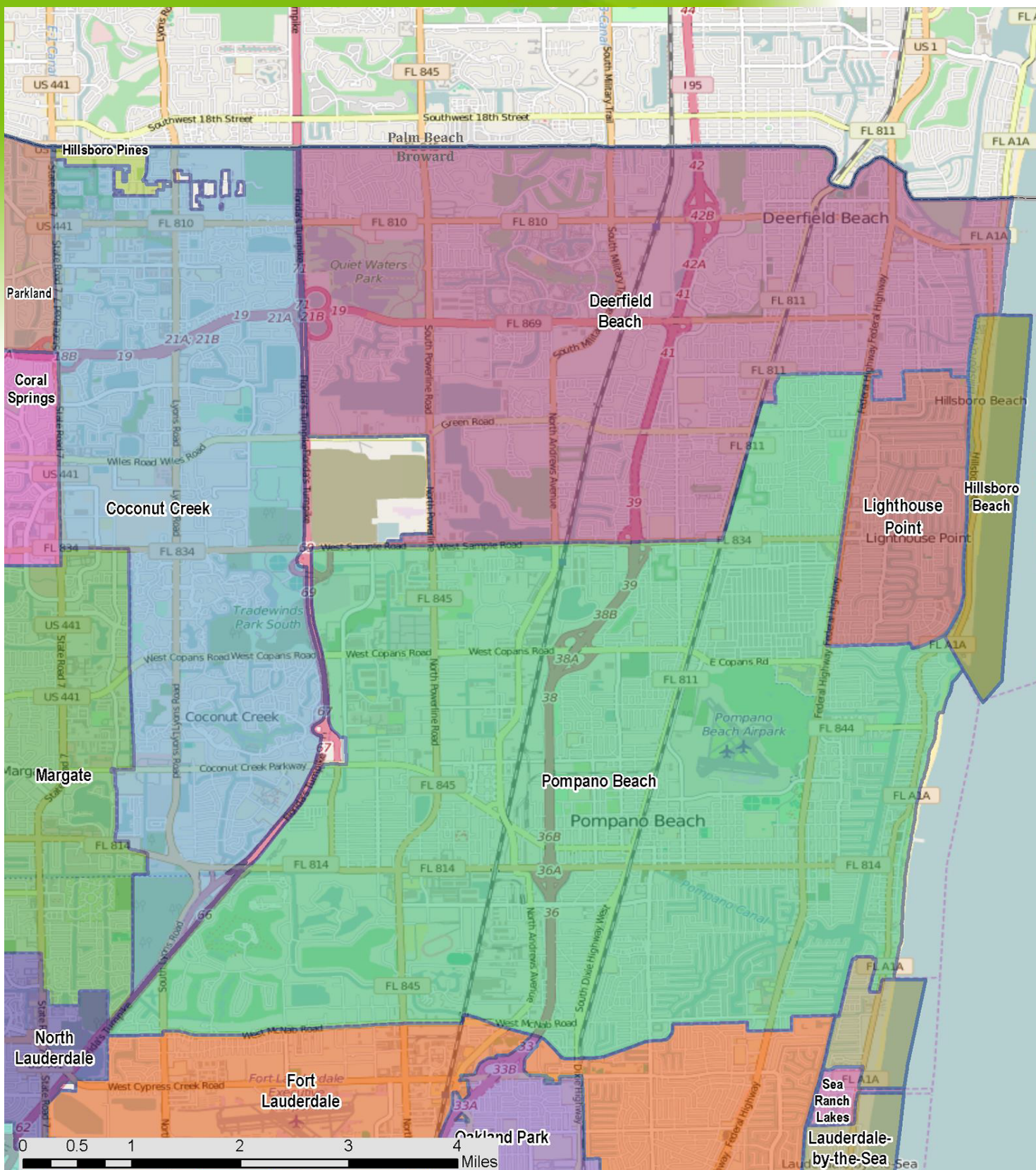0   1.75   3.5   7   10.5   14
Miles

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