Broward County Local Residential Market Metrics - Q2 2021
Single-Family Homes
Municipalities and Census-Designated Places*

BROWARD MIAMI
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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	5,219	67.7%	1,242	168.8%	$475,000	23.4%	$690,694	42.9%
Boulevard Gardens (CDP)	3	-40.0%	1	N/A	$250,000	25.0%	$248,333	13.2%
Broadview Park (CDP)	9	0.0%	1	-50.0%	$343,500	13.4%	$307,000	15.5%
Coconut Creek (City)	101	26.3%	15	275.0%	$435,000	16.9%	$451,813	19.4%
Cooper City (City)	103	56.1%	25	177.8%	$531,375	18.1%	$586,652	14.0%
Coral Springs (City)	410	51.3%	48	152.6%	$510,000	19.4%	$538,921	22.0%
Dania Beach (City)	59	63.9%	21	425.0%	$387,000	13.2%	$430,159	11.6%
Davie (Town)	223	45.8%	49	69.0%	$615,000	32.7%	$731,593	23.6%
Deerfield Beach (City)	153	41.7%	41	78.3%	$397,950	14.8%	$527,379	34.7%
Fort Lauderdale (City)	729	139.0%	284	202.1%	$637,500	48.3%	$1,278,167	54.1%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	36	227.3%	17	325.0%	$425,000	54.5%	$1,047,120	104.7%
Hillsboro Beach (Town)	2	N/A	1	N/A	$8,507,500	N/A	$8,507,500	N/A
Hillsboro Pines (CDP)	3	N/A	0	N/A	$645,000	N/A	$848,333	N/A
Hollywood (City)	460	91.7%	139	247.5%	$405,000	20.9%	$526,930	39.6%
Lauderdale Lakes (City)	32	39.1%	3	50.0%	$295,000	14.8%	$290,466	12.9%
Lauderdale-by-the-Sea (Town)	19	72.7%	11	37.5%	$732,800	-26.7%	$1,032,989	-13.1%
Lauderhill (City)	80	11.1%	11	83.3%	$349,900	16.3%	$355,011	18.9%
Lazy Lake (Village)	1	N/A	0	N/A	$975,000	N/A	$975,000	N/A
Lighthouse Point (City)	85	129.7%	40	150.0%	$900,000	14.6%	$1,425,436	32.5%
Margate (City)	127	16.5%	12	20.0%	$360,000	18.8%	$348,871	17.7%
Miramar (City)	266	35.7%	25	56.3%	$464,000	18.5%	$497,944	21.9%
North Lauderdale (City)	68	58.1%	12	500.0%	$303,000	11.4%	$297,940	13.7%
Oakland Park (City)	141	85.5%	28	47.4%	$353,850	5.6%	$398,307	14.7%
Parkland (City)	234	78.6%	80	263.6%	$860,000	27.4%	$1,013,053	31.0%
Pembroke Park (Town)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	367	24.8%	40	166.7%	$465,000	17.0%	$483,450	17.1%
Plantation (City)	268	66.5%	60	215.8%	$530,000	21.7%	$655,764	37.8%
Pompano Beach (City)	246	60.8%	83	151.5%	$377,500	30.2%	$628,391	48.2%
Roosevelt Gardens (CDP)	4	-33.3%	0	N/A	$323,750	45.3%	$322,500	40.2%
Sea Ranch Lakes (Village)	6	500.0%	5	N/A	$1,672,500	22.5%	$2,083,333	52.6%
Southwest Ranches (Town)	45	181.3%	15	275.0%	$1,187,500	39.7%	$1,738,217	57.6%
Sunrise (City)	226	82.3%	24	300.0%	$385,000	14.9%	$380,554	11.6%
Tamarac (City)	247	66.9%	34	70.0%	$300,500	22.7%	$325,525	21.6%
Washington Park (CDP)	10	150.0%	0	-100.0%	$282,500	20.2%	$290,350	34.5%
West Park (City)	46	24.3%	3	-72.7%	$319,000	20.4%	$301,515	25.6%
Weston (City)	323	118.2%	76	533.3%	$680,000	21.4%	$818,138	31.3%
Wilton Manors (City)	85	117.9%	38	216.7%	$600,000	14.8%	$658,199	16.0%

Broward County Local Residential Market Metrics - Q2 2021
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	$3.6 Billion	139.6%	100.0%	3.6%	13 Days	-68.3%	6,156	27.4%
Boulevard Gardens (CDP)	$744,999	-32.1%	95.1%	-1.6%	3 Days	-95.3%	4	-33.3%
Broadview Park (CDP)	$2.8 Million	15.5%	98.7%	1.3%	17 Days	-77.3%	18	38.5%
Coconut Creek (City)	$45.6 Million	50.8%	100.0%	3.0%	10 Days	-73.0%	132	15.8%
Cooper City (City)	$60.4 Million	77.8%	100.0%	2.6%	11 Days	-26.7%	121	9.0%
Coral Springs (City)	$221.0 Million	84.6%	100.9%	3.5%	8 Days	-72.4%	487	28.2%
Dania Beach (City)	$25.4 Million	83.0%	98.8%	5.7%	31 Days	-47.5%	88	31.3%
Davie (Town)	$163.1 Million	80.1%	99.7%	3.3%	14 Days	-65.0%	298	43.3%
Deerfield Beach (City)	$80.7 Million	90.8%	100.0%	5.3%	11 Days	-76.1%	169	5.6%
Fort Lauderdale (City)	$931.8 Million	268.4%	97.5%	4.6%	24 Days	-68.0%	773	25.7%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	100.0%
Hallandale Beach (City)	$37.7 Million	570.0%	96.2%	1.3%	23 Days	-65.7%	42	121.1%
Hillsboro Beach (Town)	$17.0 Million	N/A	87.8%	N/A	332 Days	N/A	1	-50.0%
Hillsboro Pines (CDP)	$2.5 Million	N/A	86.2%	N/A	58 Days	N/A	2	0.0%
Hollywood (City)	$242.4 Million	167.6%	99.4%	3.2%	17 Days	-63.8%	511	19.1%
Lauderdale Lakes (City)	$9.3 Million	57.1%	99.1%	2.6%	14 Days	-76.7%	49	32.4%
Lauderdale-by-the-Sea (Town)	$19.6 Million	50.1%	95.6%	5.2%	50 Days	-67.5%	24	41.2%
Lauderhill (City)	$28.4 Million	32.1%	100.0%	1.9%	10 Days	-80.0%	112	5.7%
Lazy Lake (Village)	$975,000	N/A	109.6%	N/A	10 Days	N/A	1	N/A
Lighthouse Point (City)	$121.2 Million	204.4%	98.8%	4.1%	24 Days	-66.2%	73	4.3%
Margate (City)	$44.3 Million	37.1%	100.0%	2.5%	13 Days	-56.7%	155	-5.5%
Miramar (City)	$132.5 Million	65.4%	100.6%	2.9%	9 Days	-65.4%	339	29.4%
North Lauderdale (City)	$20.3 Million	79.9%	99.7%	3.1%	11 Days	-66.7%	88	11.4%
Oakland Park (City)	$56.2 Million	112.8%	100.0%	4.3%	12 Days	-72.1%	180	25.9%
Parkland (City)	$237.1 Million	134.0%	100.0%	4.4%	9 Days	-82.0%	288	22.0%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	200.0%
Pembroke Pines (City)	$177.4 Million	46.2%	100.5%	3.0%	9 Days	-71.0%	419	26.6%
Plantation (City)	$175.7 Million	129.3%	100.0%	3.4%	12 Days	-72.1%	337	56.0%
Pompano Beach (City)	$154.6 Million	138.2%	98.7%	3.0%	14 Days	-66.7%	341	36.4%
Roosevelt Gardens (CDP)	$1.3 Million	-6.6%	98.0%	0.2%	19 Days	-9.5%	8	-11.1%
Sea Ranch Lakes (Village)	$12.5 Million	815.8%	96.7%	5.9%	24 Days	166.7%	6	100.0%
Southwest Ranches (Town)	$78.2 Million	343.3%	97.4%	7.7%	52 Days	-35.0%	48	29.7%
Sunrise (City)	$86.0 Million	103.4%	100.6%	3.1%	10 Days	-64.3%	240	39.5%
Tamarac (City)	$80.4 Million	102.9%	100.0%	4.1%	15 Days	-68.1%	302	51.0%
Washington Park (CDP)	$2.9 Million	236.2%	98.1%	9.2%	41 Days	46.4%	8	-27.3%
West Park (City)	$13.9 Million	56.2%	100.0%	3.5%	15 Days	-57.1%	48	-2.0%
Weston (City)	$264.3 Million	186.6%	100.0%	4.1%	10 Days	-80.0%	364	33.8%
Wilton Manors (City)	$55.9 Million	152.9%	100.0%	8.8%	15 Days	-82.6%	74	72.1%

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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	5,683	23.7%	3,035	-1.9%	2,284	-44.1%	1.4	-58.8%
Boulevard Gardens (CDP)	4	-20.0%	2	-60.0%	5	0.0%	5.0	66.7%
Broadview Park (CDP)	16	45.5%	12	33.3%	8	14.3%	2.1	-12.5%
Coconut Creek (City)	128	10.3%	76	8.6%	32	-48.4%	0.9	-55.0%
Cooper City (City)	114	15.2%	56	-16.4%	24	-52.9%	0.7	-58.8%
Coral Springs (City)	460	13.6%	238	-10.9%	118	-28.0%	1.0	-37.5%
Dania Beach (City)	80	56.9%	56	43.6%	56	-9.7%	3.0	-28.6%
Davie (Town)	255	33.5%	134	13.6%	115	-37.2%	1.7	-45.2%
Deerfield Beach (City)	168	5.7%	101	1.0%	57	-57.1%	1.2	-63.6%
Fort Lauderdale (City)	716	54.3%	352	18.5%	398	-52.2%	2.0	-68.3%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	1	0.0%	3.0	50.0%
Hallandale Beach (City)	38	153.3%	23	76.9%	31	-20.5%	3.5	-55.1%
Hillsboro Beach (Town)	2	100.0%	0	-100.0%	1	-90.0%	0.9	N/A
Hillsboro Pines (CDP)	1	-50.0%	1	-66.7%	1	0.0%	1.5	-50.0%
Hollywood (City)	481	22.7%	265	-1.1%	214	-49.6%	1.5	-65.1%
Lauderdale Lakes (City)	42	5.0%	24	-27.3%	23	21.1%	2.6	23.8%
Lauderdale-by-the-Sea (Town)	16	45.5%	8	60.0%	14	-44.0%	2.5	-53.7%
Lauderhill (City)	108	-9.2%	75	-14.8%	40	-41.2%	1.5	-46.4%
Lazy Lake (Village)	2	N/A	2	N/A	1	-50.0%	6.0	-75.0%
Lighthouse Point (City)	73	9.0%	39	-4.9%	35	-65.7%	1.3	-80.3%
Margate (City)	165	11.5%	95	-8.7%	38	-59.6%	0.8	-66.7%
Miramar (City)	317	0.6%	201	-22.7%	103	-36.4%	1.1	-45.0%
North Lauderdale (City)	80	6.7%	44	-32.3%	28	-42.9%	1.3	-50.0%
Oakland Park (City)	148	25.4%	72	-1.4%	70	-35.8%	1.5	-54.5%
Parkland (City)	268	47.3%	150	23.0%	87	-63.8%	1.2	-76.9%
Pembroke Park (Town)	2	100.0%	2	100.0%	2	N/A	6.0	N/A
Pembroke Pines (City)	395	6.8%	197	-13.6%	115	-25.8%	1.0	-33.3%
Plantation (City)	273	23.5%	128	-16.3%	132	-26.7%	1.6	-42.9%
Pompano Beach (City)	313	42.3%	185	35.0%	150	-37.5%	1.9	-54.8%
Roosevelt Gardens (CDP)	8	-38.5%	5	-44.4%	3	50.0%	1.8	63.6%
Sea Ranch Lakes (Village)	4	100.0%	1	-50.0%	5	66.7%	4.3	-15.7%
Southwest Ranches (Town)	43	38.7%	21	-8.7%	44	-27.9%	3.3	-64.1%
Sunrise (City)	216	14.3%	103	-21.4%	63	-28.4%	0.9	-50.0%
Tamarac (City)	285	39.7%	159	21.4%	98	-38.8%	1.3	-53.6%
Washington Park (CDP)	9	-35.7%	4	-69.2%	8	-42.9%	2.5	-59.7%
West Park (City)	51	-10.5%	28	-17.6%	26	-7.1%	2.0	-13.0%
Weston (City)	335	39.0%	159	0.6%	110	-58.2%	1.3	-71.1%
Wilton Manors (City)	71	47.9%	22	-21.4%	27	-50.9%	1.2	-69.2%

*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.
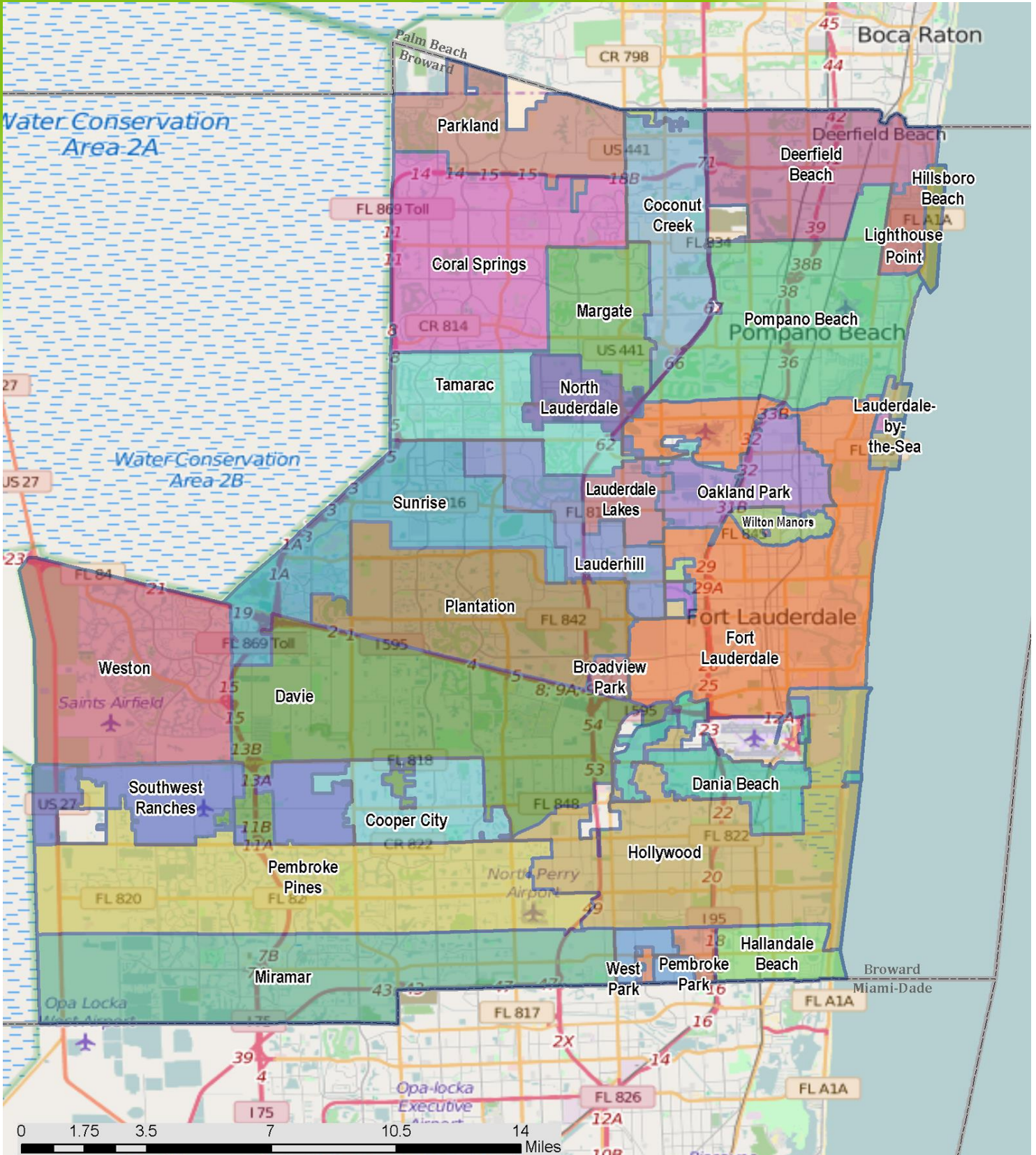
Produced by MIAMI Association of REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month. Data released on Thursday, August 12, 2021. Next quarterly data release is Wednesday, November 10, 2021.

Broward County Local Residential Market Metrics - Q2 2021
Reference Map - Countywide
Municipalities and Census-Designated Places*

BROWARD
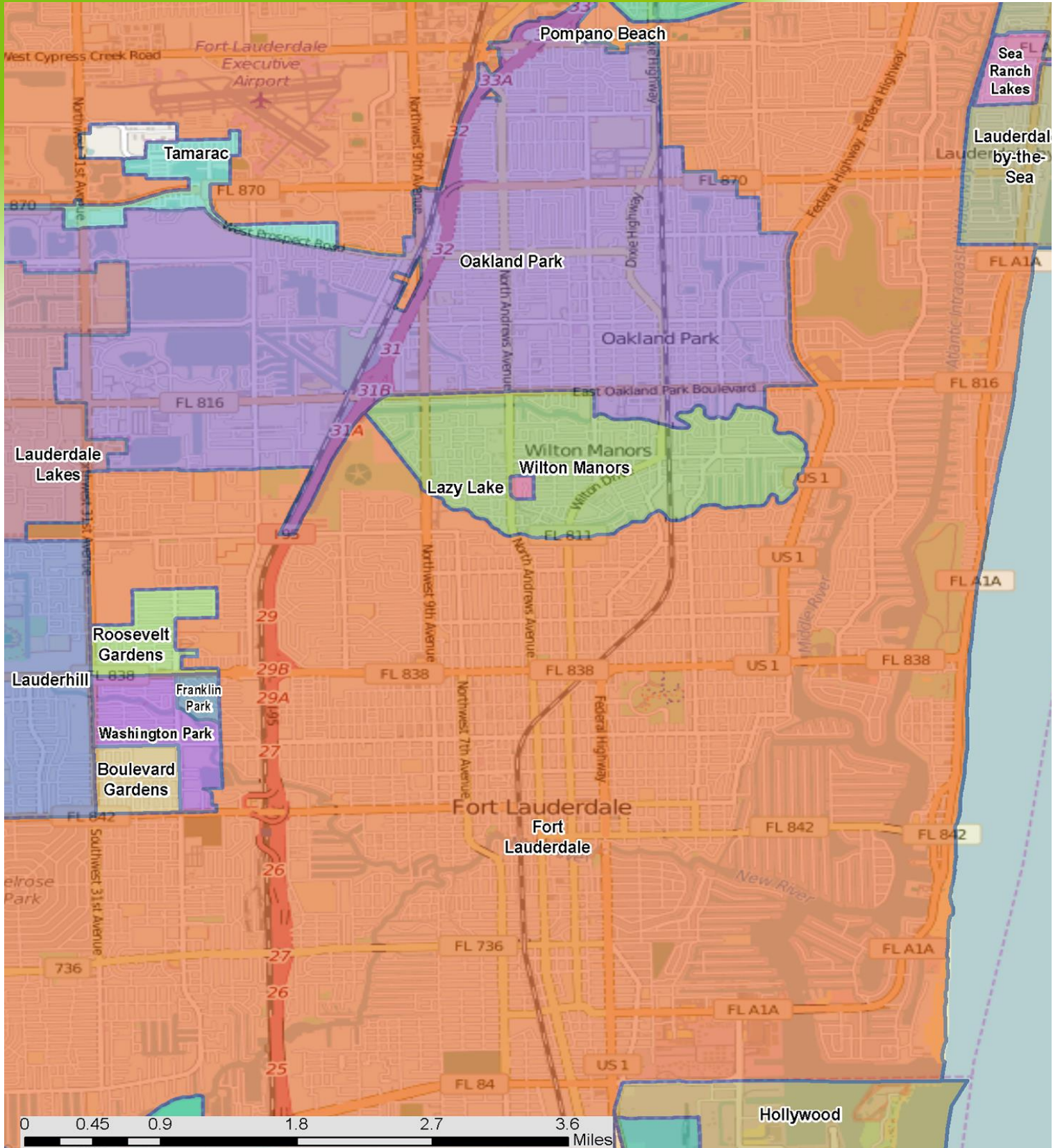MIAMI
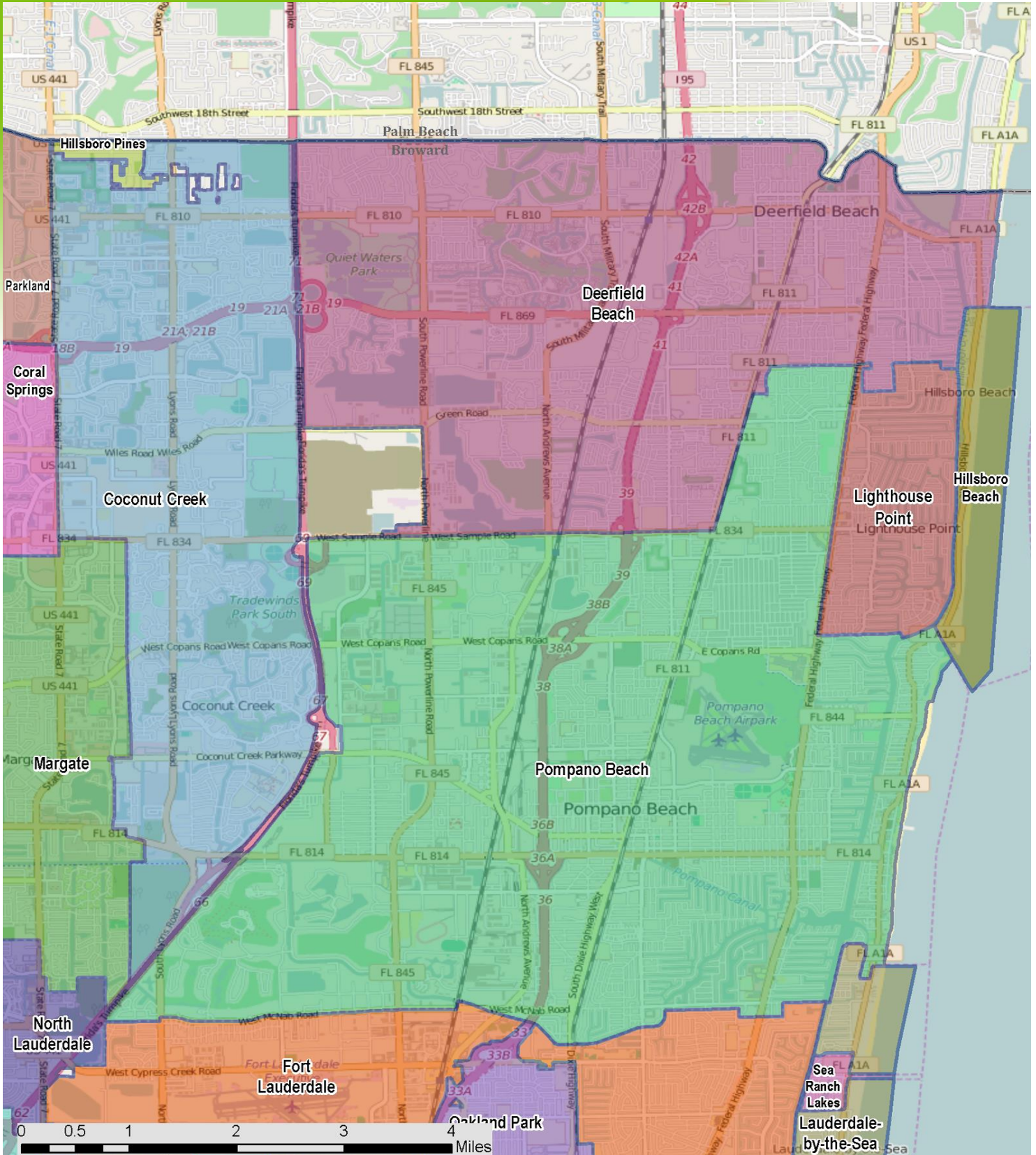a Division of
MIAMI REALTORS®

Boca Raton

CR 798

Palm Beach
Broward

Parkland

US 441

Deerfield Beach

44

42

Deerfield
Beach

Hillsboro
Beach

FL 869 Toll

14 — 14 — 15 — 15

18B

Coconut
Creek

71

FL 834

39

38B

FL A1A

Lighthouse
Point

Water Conservation
Area 2A

11

Coral Springs

CR 814

Margate

67

US 441

38

Pompano Beach

Pompano Beach

36

11

Tamarac

North
Lauderdale

66

62

33B

32

Lauderdale-
by-
the-Sea

FL A1A

US 27

5

Water Conservation
Area 2B

5

Sunrise

16

Lauderdale
Lakes

FL 8

Oakland Park

32

31B

Wilton Manors

FL 845

US 27

23

FL 84

21

1A

3

1A

Lauderhill

29

29A

Fort Lauderdale

19

Plantation

FL 842

Fort
Lauderdale

FL 869 Toll

2 — 1

I 595

4

Weston

Saints Airfield

15

Davie

5

8; 9A

Broadview
Park

25

23

12A

15

13B

54

I 595

US 27

Southwest
Ranches

13A

53

Dania Beach

11B

Cooper City

FL 848

22

11A

CR 822

Hollywood

FL 822

Pembroke
Pines

North Perry
Airport

20

FL 820

FL 82

I 95

49

18

Hallandale
Beach

7B

West
Park

Pembroke
Park

Broward
Miami-Dade

Miramar

43 — 43

47 — 47

6

FL A1A

Opa Locka
West Airport

I 75

16

FL 817

2X

14

FL A1A

39

Opa-locka
Executive
Airport

FL 826

12A

4

I 75

10B

Biscayne

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

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West Cypress Creek Road

Fort Lauderdale Executive Airport

Sea Ranch Lakes

Lauderdale by-the-Sea

Tamarac

FL 870

FL 870

North 1st Avenue

870

33A

32

Northwest 9th Avenue

Dixie Highway

Federal Highway

Federal Highway

FL 816

Pompano Beach

Oakland Park

Oakland Park

East Oakland Park Boulevard

31

31B

31A

FL 816

North Andrews Avenue

Atlantic Intracoastal

FL A1A

Lauderdale Lakes

Wilton Manors

Wilton Manors

Lazy Lake

FL 811

Wilton Dr.

US 1

US 1

FL A1A

Roosevelt Gardens

Lauderhill

L 838

Franklin Park

29

29B

29A

27

FL 838

Northwest 9th Avenue

Northwest 7th Avenue

North Andrews Avenue

FL 838

US 1

Middle River

FL 838

Washington Park

Boulevard Gardens

FL 842

Southwest 31st Avenue

Federal Highway

Fort Lauderdale

Fort Lauderdale

FL 842

FL 842

New River

26

27

26

FL 736

FL 84

US 1

FL A1A

FL A1A

elrose Park

736

25

Hollywood

0	0.45	0.9	1.8	2.7	3.6

Miles

Broward County Local Residential Market Metrics - Q2 2021
Reference Map - Northeast Broward
Municipalities and Census-Designated Places*

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Hillsboro Pines

Palm Beach
Broward

Deerfield Beach

Parkland

Quiet Waters Park

Deerfield Beach

Coral Springs

Hillsboro Beach

Coconut Creek

Lighthouse Point
Lighthouse Point

Hillsboro Beach

Tradewinds Park South

Pompano Beach Airpark

Margate

Pompano Beach
Pompano Beach

North Lauderdale

Fort Lauderdale

Sea Ranch Lakes

Oakland Park

Lauderdale-by-the-Sea

0   0.5   1   2   3   4
Miles