Broward County Local Residential Market Metrics - Q3 2021
Single-Family Homes
Municipalities and Census-Designated Places*

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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	4,794	-1.2%	1,100	53.0%	$495,000	19.7%	$674,218	25.9%
Boulevard Gardens (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	14	-6.7%	2	-50.0%	$327,500	17.0%	$311,571	-22.3%
Coconut Creek (City)	112	-10.4%	13	30.0%	$450,000	14.8%	$474,078	19.1%
Cooper City (City)	114	-10.2%	28	100.0%	$585,000	25.8%	$666,120	25.4%
Coral Springs (City)	411	3.0%	54	50.0%	$555,000	26.4%	$596,684	30.6%
Dania Beach (City)	65	47.7%	27	285.7%	$426,750	8.0%	$490,649	25.0%
Davie (Town)	236	14.6%	41	41.4%	$595,000	15.5%	$759,851	20.7%
Deerfield Beach (City)	128	-17.9%	29	-9.4%	$375,000	4.2%	$458,404	11.0%
Fort Lauderdale (City)	575	8.3%	221	54.5%	$587,500	8.2%	$1,212,788	45.5%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	25	78.6%	10	233.3%	$400,500	33.9%	$915,795	62.3%
Hillsboro Beach (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hillsboro Pines (CDP)	2	100.0%	0	N/A	$439,500	-30.2%	$439,500	-30.2%
Hollywood (City)	390	-2.7%	114	111.1%	$425,000	17.4%	$518,050	8.6%
Lauderdale Lakes (City)	28	40.0%	5	150.0%	$315,000	21.2%	$302,127	23.1%
Lauderdale-by-the-Sea (Town)	15	-25.0%	10	100.0%	$825,000	10.0%	$934,266	-3.1%
Lauderhill (City)	93	-10.6%	12	-33.3%	$346,500	10.0%	$345,492	10.4%
Lazy Lake (Village)	2	100.0%	1	0.0%	$1,160,000	9.6%	$1,160,000	9.6%
Lighthouse Point (City)	60	-18.9%	30	-6.3%	$1,100,000	32.8%	$1,569,817	22.5%
Margate (City)	128	-12.3%	18	50.0%	$385,000	18.5%	$373,317	18.6%
Miramar (City)	292	-3.6%	36	38.5%	$500,000	23.5%	$538,357	26.0%
North Lauderdale (City)	71	22.4%	12	200.0%	$330,000	17.9%	$314,876	12.8%
Oakland Park (City)	143	-7.7%	41	36.7%	$380,000	11.9%	$420,024	13.1%
Parkland (City)	221	-7.5%	66	50.0%	$910,000	30.0%	$1,021,797	29.0%
Pembroke Park (Town)	2	100.0%	0	-100.0%	$400,000	119.2%	$400,000	119.2%
Pembroke Pines (City)	348	-6.7%	36	33.3%	$505,000	17.4%	$531,243	19.5%
Plantation (City)	251	-7.4%	51	41.7%	$546,250	22.4%	$637,398	22.1%
Pompano Beach (City)	234	2.2%	67	52.3%	$400,000	14.9%	$551,860	19.7%
Roosevelt Gardens (CDP)	6	50.0%	2	100.0%	$262,000	-9.6%	$253,667	-11.4%
Sea Ranch Lakes (Village)	3	-25.0%	1	0.0%	$4,875,000	238.7%	$5,100,000	257.7%
Southwest Ranches (Town)	36	-10.0%	16	220.0%	$1,285,000	58.8%	$1,525,928	35.9%
Sunrise (City)	173	-14.4%	19	90.0%	$400,000	14.9%	$394,097	15.3%
Tamarac (City)	235	11.4%	32	45.5%	$323,000	20.5%	$344,971	20.1%
Washington Park (CDP)	6	-53.8%	2	0.0%	$301,600	2.2%	$281,450	1.1%
West Park (City)	36	0.0%	8	100.0%	$323,000	19.0%	$320,368	20.5%
Weston (City)	286	10.0%	76	100.0%	$700,000	26.1%	$867,941	30.8%
Wilton Manors (City)	53	-15.9%	21	16.7%	$649,500	27.5%	$716,401	24.1%

Broward County Local Residential Market Metrics - Q3 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	$3.2 Billion	24.4%	100.0%	3.1%	13 Days	-51.9%	5,456	-1.6%
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	100.0%
Broadview Park (CDP)	$4.4 Million	-27.5%	98.5%	2.5%	8 Days	-77.8%	12	20.0%
Coconut Creek (City)	$53.1 Million	6.7%	100.0%	2.4%	11 Days	-35.3%	114	-24.0%
Cooper City (City)	$75.9 Million	12.6%	100.7%	2.5%	8 Days	-27.3%	121	-9.7%
Coral Springs (City)	$245.2 Million	34.5%	100.1%	1.8%	11 Days	-35.3%	418	-0.2%
Dania Beach (City)	$31.9 Million	84.6%	97.7%	2.0%	19 Days	-52.5%	58	-26.6%
Davie (Town)	$179.3 Million	38.3%	100.0%	3.1%	13 Days	-43.5%	240	10.1%
Deerfield Beach (City)	$58.7 Million	-8.9%	100.0%	3.1%	16 Days	-40.7%	157	-1.3%
Fort Lauderdale (City)	$697.4 Million	57.6%	98.5%	4.0%	17 Days	-67.9%	649	-7.8%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-66.7%
Hallandale Beach (City)	$22.9 Million	189.8%	94.6%	-1.3%	38 Days	-67.2%	41	7.9%
Hillsboro Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Hillsboro Pines (CDP)	$879,000	39.5%	92.1%	-3.7%	37 Days	117.6%	4	100.0%
Hollywood (City)	$202.0 Million	5.6%	100.0%	3.2%	13 Days	-64.9%	549	15.8%
Lauderdale Lakes (City)	$8.5 Million	72.4%	100.0%	1.6%	20 Days	-13.0%	45	15.4%
Lauderdale-by-the-Sea (Town)	$14.0 Million	-27.4%	95.9%	0.2%	65 Days	282.4%	13	-35.0%
Lauderhill (City)	$32.1 Million	-1.2%	100.0%	2.6%	10 Days	-56.5%	129	25.2%
Lazy Lake (Village)	$2.3 Million	119.3%	98.1%	20.5%	303 Days	85.9%	0	-100.0%
Lighthouse Point (City)	$94.2 Million	-0.7%	98.8%	5.1%	14 Days	-83.3%	72	-7.7%
Margate (City)	$47.8 Million	4.0%	100.0%	1.9%	9 Days	-59.1%	155	-13.4%
Miramar (City)	$157.2 Million	21.4%	100.4%	2.2%	12 Days	-42.9%	368	20.7%
North Lauderdale (City)	$22.4 Million	38.1%	100.0%	2.8%	10 Days	-65.5%	89	41.3%
Oakland Park (City)	$60.1 Million	4.4%	97.7%	0.6%	16 Days	-51.5%	155	-8.3%
Parkland (City)	$225.8 Million	19.3%	100.0%	4.2%	11 Days	-71.1%	187	-32.0%
Pembroke Park (Town)	$800,000	338.4%	99.0%	5.8%	28 Days	2700.0%	2	0.0%
Pembroke Pines (City)	$184.9 Million	11.5%	100.7%	2.0%	11 Days	-21.4%	423	2.2%
Plantation (City)	$160.0 Million	13.1%	100.0%	3.1%	15 Days	-44.4%	261	-10.0%
Pompano Beach (City)	$129.1 Million	22.3%	99.4%	3.8%	17 Days	-54.1%	239	-14.6%
Roosevelt Gardens (CDP)	$1.5 Million	32.9%	100.0%	1.7%	10 Days	-89.7%	12	200.0%
Sea Ranch Lakes (Village)	$15.3 Million	168.2%	95.0%	1.3%	20 Days	-77.5%	3	-62.5%
Southwest Ranches (Town)	$54.9 Million	22.3%	96.8%	2.7%	34 Days	17.2%	53	0.0%
Sunrise (City)	$68.2 Million	-1.2%	100.0%	1.3%	9 Days	-43.8%	222	-7.1%
Tamarac (City)	$81.1 Million	33.7%	100.0%	3.4%	13 Days	-61.8%	239	0.0%
Washington Park (CDP)	$1.7 Million	-53.3%	99.7%	2.9%	31 Days	-64.0%	17	112.5%
West Park (City)	$11.5 Million	20.5%	98.8%	-0.4%	9 Days	-80.0%	60	66.7%
Weston (City)	$248.2 Million	43.9%	100.0%	4.0%	12 Days	-68.4%	283	5.6%
Wilton Manors (City)	$38.0 Million	4.4%	98.6%	4.2%	16 Days	-63.6%	64	-15.8%

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Broward County Local Residential Market Metrics - Q3 2021
Single-Family Homes
Municipalities and Census-Designated Places*

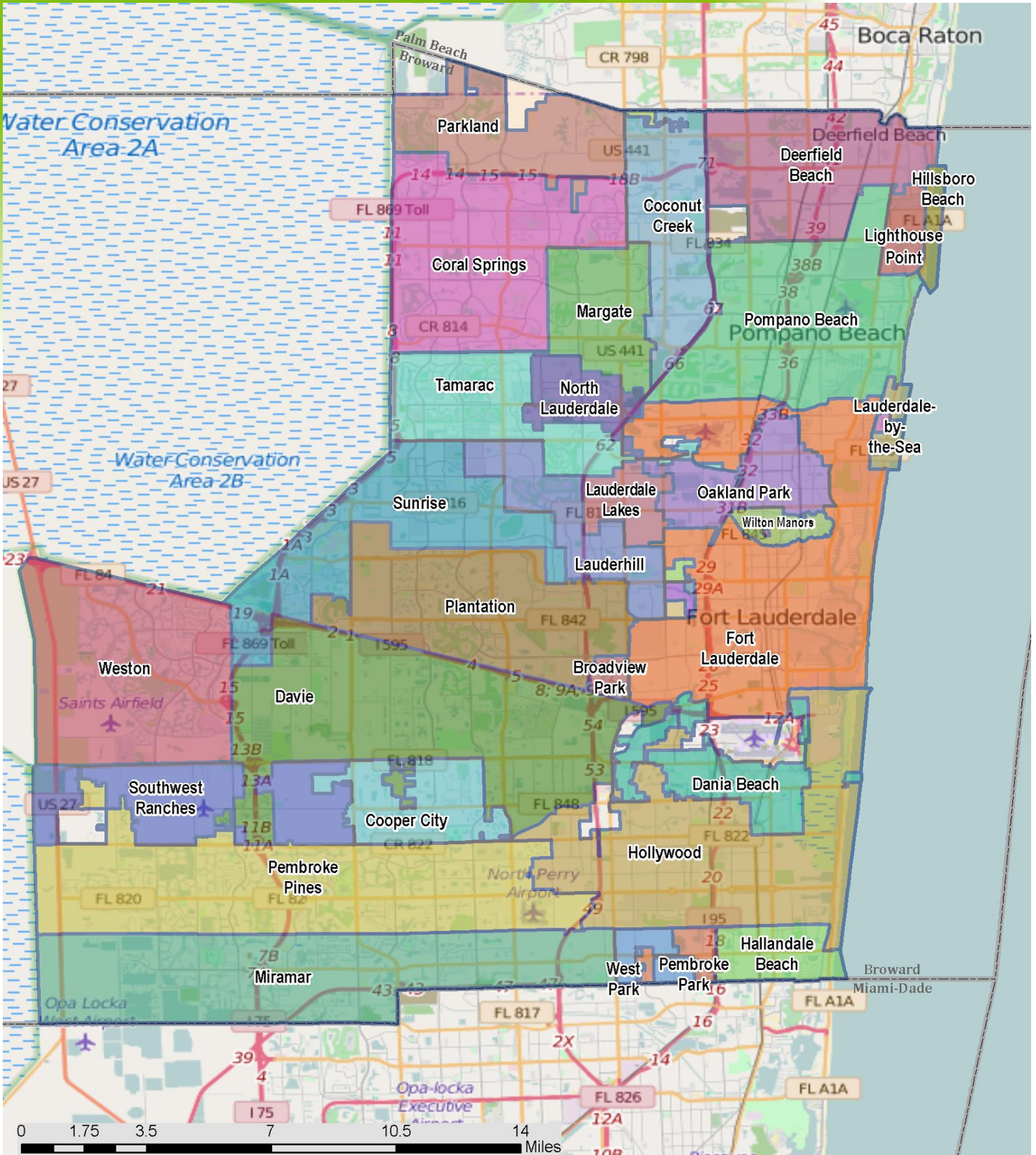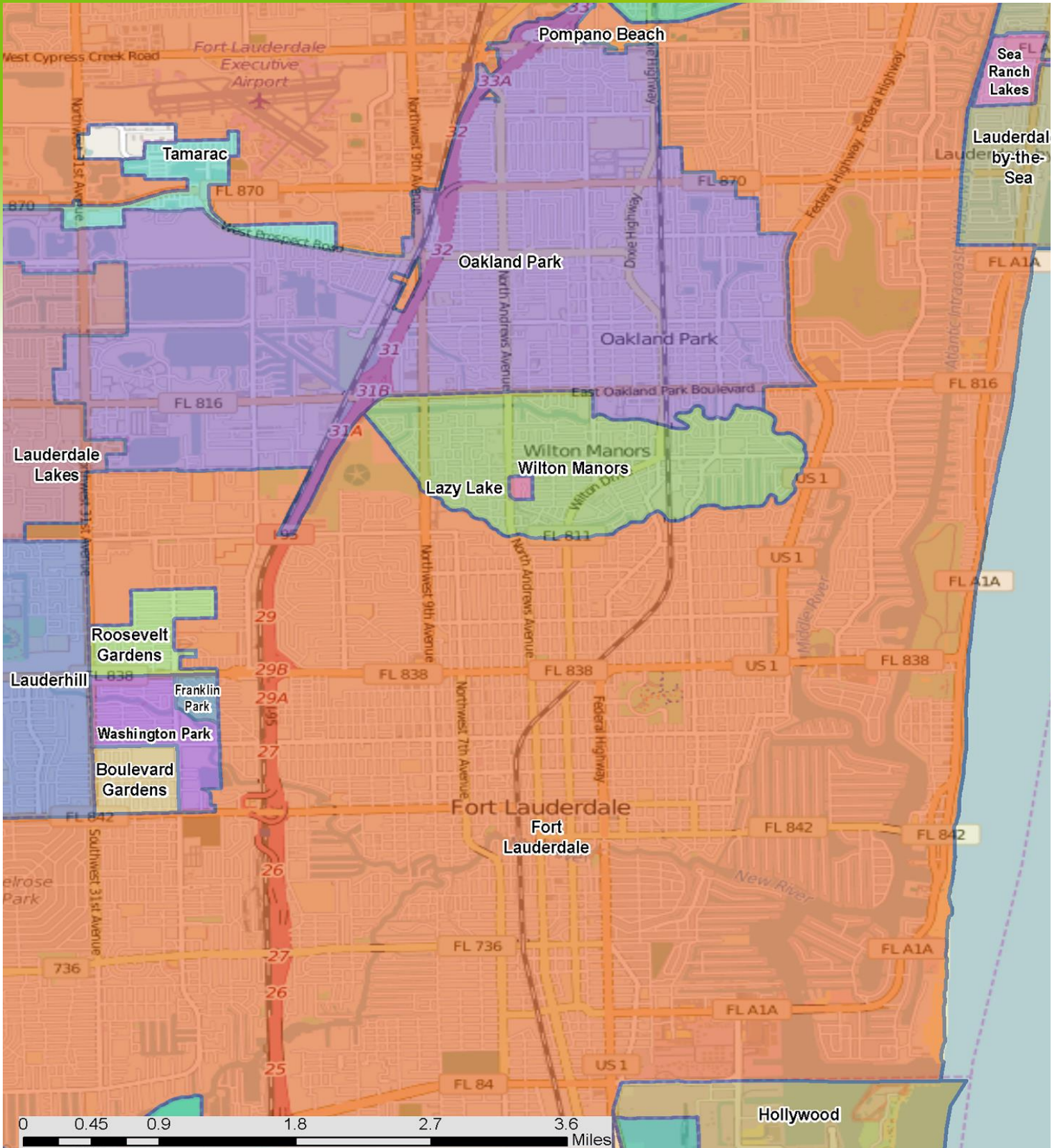| Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	5,022	-13.5%	2,583	-19.3%	2,323	-28.2%	1.5	-42.3%
Boulevard Gardens (CDP)	5	-16.7%	6	100.0%	4	33.3%	6.0	185.7%
Broadview Park (CDP)	13	-18.8%	7	16.7%	7	250.0%	1.9	216.7%
Coconut Creek (City)	107	-27.2%	54	-34.9%	32	-41.8%	0.9	-50.0%
Cooper City (City)	108	-20.6%	44	-32.3%	28	-34.9%	0.8	-42.9%
Coral Springs (City)	403	-7.1%	182	-24.5%	112	-8.2%	0.9	-25.0%
Dania Beach (City)	55	-16.7%	35	-31.4%	47	-30.9%	2.3	-53.1%
Davie (Town)	233	-2.9%	110	-17.3%	104	-30.2%	1.5	-42.3%
Deerfield Beach (City)	141	-18.0%	90	-2.2%	58	-34.8%	1.3	-40.9%
Fort Lauderdale (City)	597	-10.1%	301	-19.1%	391	-46.0%	1.9	-63.5%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	2	0.0%	12.0	252.9%
Hallandale Beach (City)	38	40.7%	31	106.7%	26	-35.0%	2.7	-67.5%
Hillsboro Beach (Town)	0	-100.0%	0	-100.0%	1	-90.0%	1.1	-98.2%
Hillsboro Pines (CDP)	3	0.0%	1	-75.0%	2	N/A	2.7	N/A
Hollywood (City)	417	-15.1%	228	-17.7%	294	-16.5%	2.1	-40.0%
Lauderdale Lakes (City)	49	22.5%	35	-2.8%	19	-5.0%	2.0	-16.7%
Lauderdale-by-the-Sea (Town)	16	-30.4%	6	-25.0%	12	-36.8%	2.3	-36.1%
Lauderhill (City)	110	-19.1%	68	-15.0%	50	72.4%	1.9	72.7%
Lazy Lake (Village)	0	-100.0%	0	N/A	0	-100.0%	0.0	-100.0%
Lighthouse Point (City)	51	-42.0%	22	-48.8%	53	-34.6%	2.1	-54.3%
Margate (City)	145	-27.1%	91	-21.6%	43	-47.6%	0.9	-55.0%
Miramar (City)	331	-5.2%	181	-18.5%	122	8.9%	1.4	0.0%
North Lauderdale (City)	97	26.0%	52	-16.1%	20	-4.8%	0.9	-25.0%
Oakland Park (City)	145	-15.7%	60	-18.9%	70	-11.4%	1.5	-31.8%
Parkland (City)	178	-36.9%	94	-28.2%	68	-58.3%	1.0	-67.7%
Pembroke Park (Town)	1	0.0%	1	0.0%	0	-100.0%	0.0	-100.0%
Pembroke Pines (City)	394	-12.2%	190	-20.5%	125	11.6%	1.1	0.0%
Plantation (City)	277	-11.2%	127	-18.6%	97	-35.8%	1.2	-45.5%
Pompano Beach (City)	230	-19.3%	134	-11.3%	150	-24.2%	1.9	-40.6%
Roosevelt Gardens (CDP)	6	0.0%	5	-37.5%	6	500.0%	3.3	312.5%
Sea Ranch Lakes (Village)	4	100.0%	2	100.0%	2	-66.7%	1.8	-80.0%
Southwest Ranches (Town)	46	-4.2%	27	-3.6%	48	-5.9%	3.7	-37.3%
Sunrise (City)	188	-21.7%	95	-29.1%	82	18.8%	1.3	-7.1%
Tamarac (City)	249	-11.1%	126	-18.2%	81	-33.1%	1.1	-47.6%
Washington Park (CDP)	14	-6.7%	8	0.0%	10	42.9%	3.9	34.5%
West Park (City)	52	15.6%	31	-3.1%	30	76.5%	2.3	53.3%
Weston (City)	260	-7.8%	116	-20.5%	110	-41.2%	1.2	-60.0%
Wilton Manors (City)	61	-14.1%	27	-12.9%	22	-58.5%	1.0	-70.6%

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Reference Map - Countywide
Municipalities and Census-Designated Places*

BROWARD
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Boca Raton

Water Conservation Area 2A

Palm Beach
Broward

Parkland

CR 798

Deerfield Beach

Deerfield Beach

Hillsboro Beach

FL A1A

Lighthouse Point

Coconut Creek

FL 869 Toll

Coral Springs

Margate

Pompano Beach

Pompano Beach

CR 814

US 441

Tamarac

North Lauderdale

Lauderdale-by-the-Sea

Water Conservation Area 2B

US 27

Sunrise

Lauderdale Lakes

Oakland Park

Wilton Manors

Lauderhill

Plantation

FL 842

Fort Lauderdale

Weston

Saints Airfield

Davie

Broadview Park

Fort Lauderdale

Southwest Ranches

Cooper City

Dania Beach

FL 818

FL 848

Pembroke Pines

Hollywood

FL 820

North Perry Airport

Miramar

Hallandale Beach

West Park

Pembroke Park

Broward
Miami-Dade

FL A1A

Opa Locka West Airport

FL 817

Opa-locka Executive Airport

FL 826

FL A1A

Biscayne

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

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BROWARD
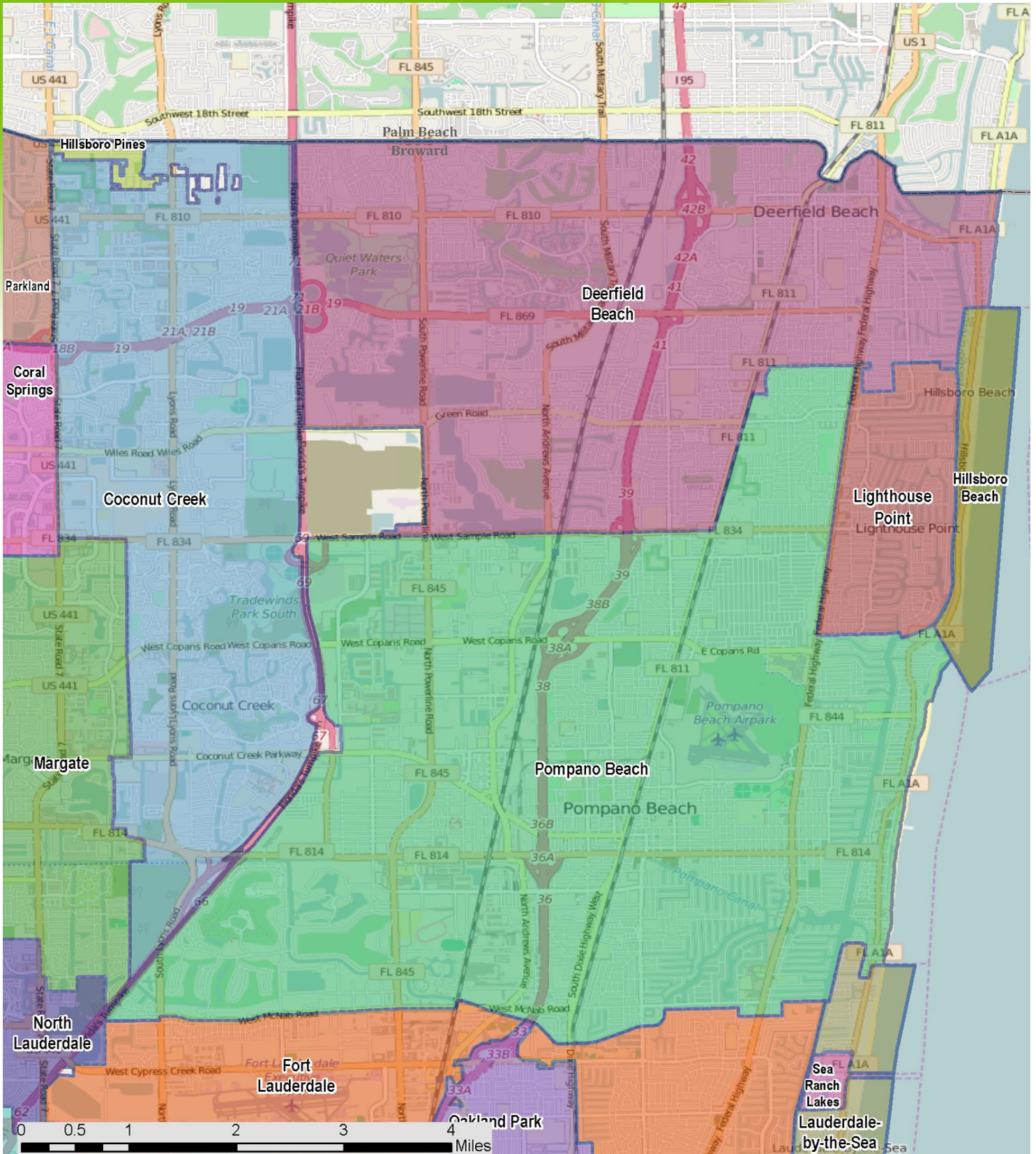MIAMI
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