

# Broward County Local Residential Market Metrics - Q3 2021

## Townhouses and Condos

### 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.
Broward County	5,443	29.9%	2,841	58.3%	\$215,000	8.7%	\$295,515	21.2%
Boulevard Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coconut Creek (City)	229	5.0%	111	56.3%	\$185,000	5.7%	\$206,228	14.4%
Cooper City (City)	40	17.6%	14	366.7%	\$343,000	14.3%	\$348,963	13.0%
Coral Springs (City)	213	21.0%	105	41.9%	\$180,000	10.6%	\$207,237	12.2%
Dania Beach (City)	46	4.5%	25	108.3%	\$231,250	4.6%	\$263,974	3.0%
Davie (Town)	218	50.3%	83	118.4%	\$225,500	2.5%	\$247,099	11.8%
Deerfield Beach (City)	340	29.3%	187	23.0%	\$163,000	20.7%	\$219,195	33.7%
Fort Lauderdale (City)	755	44.6%	412	75.3%	\$375,000	13.6%	\$559,395	23.6%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	366	66.4%	227	66.9%	\$241,500	30.5%	\$307,334	26.0%
Hillsboro Beach (Town)	38	72.7%	29	107.1%	\$462,500	32.1%	\$815,105	83.2%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	416	43.0%	269	83.0%	\$260,025	16.3%	\$371,467	17.3%
Lauderdale Lakes (City)	111	85.0%	70	89.2%	\$88,750	13.8%	\$102,478	12.0%
Lauderdale-by-the-Sea (Town)	74	39.6%	55	111.5%	\$432,000	18.8%	\$580,656	15.8%
Lauderhill (City)	259	48.9%	149	75.3%	\$115,000	16.2%	\$124,572	7.2%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	30	-9.1%	22	29.4%	\$146,000	-30.3%	\$245,180	22.1%
Margate (City)	185	29.4%	95	93.9%	\$109,000	-9.9%	\$133,037	-7.6%
Miramar (City)	138	23.2%	40	122.2%	\$275,000	2.8%	\$278,141	5.8%
North Lauderdale (City)	72	18.0%	30	50.0%	\$212,000	6.0%	\$197,255	5.7%
Oakland Park (City)	122	27.1%	45	2.3%	\$190,000	33.8%	\$234,503	39.8%
Parkland (City)	23	109.1%	9	80.0%	\$462,500	21.7%	\$440,852	17.5%
Pembroke Park (Town)	2	100.0%	2	100.0%	\$157,500	81.0%	\$157,500	81.0%
Pembroke Pines (City)	412	23.4%	205	53.0%	\$212,500	7.9%	\$240,668	12.6%
Plantation (City)	208	10.1%	79	46.3%	\$204,000	-2.4%	\$221,194	6.0%
Pompano Beach (City)	418	15.5%	236	36.4%	\$225,000	15.4%	\$289,360	19.7%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	290	25.5%	142	29.1%	\$150,000	6.6%	\$197,253	23.1%
Tamarac (City)	276	12.2%	127	32.3%	\$156,000	-4.6%	\$184,746	6.5%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	1	-66.7%	0	-100.0%	\$194,500	55.6%	\$194,500	43.7%
Weston (City)	106	16.5%	45	73.1%	\$332,500	25.5%	\$341,262	21.3%
Wilton Manors (City)	41	-6.8%	18	28.6%	\$252,500	3.7%	\$319,846	13.2%

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## Townhouses and Condos

### 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	\$1.6 Billion	57.4%	97.9%	3.1%	23 Days	-55.8%	6,007	-6.0%
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Broadview Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Coconut Creek (City)	\$47.2 Million	20.1%	97.9%	2.2%	21 Days	-40.0%	203	-32.6%
Cooper City (City)	\$14.0 Million	32.9%	99.7%	2.4%	7 Days	-61.1%	39	2.6%
Coral Springs (City)	\$44.1 Million	35.8%	99.2%	3.2%	17 Days	-46.9%	227	-13.7%
Dania Beach (City)	\$12.1 Million	7.7%	98.0%	2.0%	15 Days	-70.6%	65	-31.6%
Davie (Town)	\$53.9 Million	68.0%	99.2%	2.6%	14 Days	-46.2%	201	6.9%
Deerfield Beach (City)	\$74.5 Million	72.8%	97.9%	3.6%	22 Days	-55.1%	362	-1.6%
Fort Lauderdale (City)	\$422.3 Million	78.8%	96.9%	3.0%	36 Days	-57.1%	765	-9.4%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$112.5 Million	109.6%	96.9%	5.0%	57 Days	-45.7%	493	3.1%
Hillsboro Beach (Town)	\$31.0 Million	216.4%	94.0%	1.5%	103 Days	-29.0%	30	-38.8%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$154.5 Million	67.7%	96.9%	4.4%	41 Days	-56.8%	466	-9.7%
Lauderdale Lakes (City)	\$11.4 Million	107.2%	96.3%	1.8%	46 Days	-50.5%	130	27.5%
Lauderdale-by-the-Sea (Town)	\$43.0 Million	61.7%	97.8%	4.3%	19 Days	-78.7%	73	14.1%
Lauderhill (City)	\$32.3 Million	59.6%	97.7%	2.5%	38 Days	-43.3%	290	17.9%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$7.4 Million	11.0%	95.2%	2.3%	81 Days	131.4%	35	29.6%
Margate (City)	\$24.6 Million	19.6%	97.9%	2.7%	21 Days	-50.0%	197	11.9%
Miramar (City)	\$38.4 Million	30.4%	100.0%	2.9%	18 Days	-30.8%	156	2.6%
North Lauderdale (City)	\$14.2 Million	24.7%	99.0%	0.9%	10 Days	-63.0%	67	-34.3%
Oakland Park (City)	\$28.6 Million	77.7%	99.7%	4.4%	21 Days	-52.3%	138	0.0%
Parkland (City)	\$10.1 Million	145.7%	102.2%	6.5%	7 Days	-88.1%	22	-24.1%
Pembroke Park (Town)	\$315,000	262.1%	100.0%	3.4%	42 Days	-48.1%	4	33.3%
Pembroke Pines (City)	\$99.2 Million	38.9%	98.7%	2.2%	17 Days	-54.1%	424	-10.5%
Plantation (City)	\$46.0 Million	16.7%	98.9%	2.8%	17 Days	-54.1%	240	1.7%
Pompano Beach (City)	\$121.0 Million	38.2%	97.3%	3.4%	17 Days	-71.7%	503	-10.3%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$57.2 Million	54.6%	97.7%	3.0%	21 Days	-51.2%	347	-4.4%
Tamarac (City)	\$51.0 Million	19.5%	98.9%	3.9%	18 Days	-59.1%	354	3.2%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$194,500	-52.1%	88.4%	-1.0%	12 Days	50.0%	2	-33.3%
Weston (City)	\$36.2 Million	41.3%	99.3%	3.1%	11 Days	-74.4%	103	-24.8%
Wilton Manors (City)	\$13.1 Million	5.5%	98.9%	3.0%	13 Days	-59.4%	45	-32.8%

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### 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	5,761	7.6%	3,154	2.7%	3,712	-52.3%	2.0	-69.2%
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	236	-10.3%	118	-16.3%	87	-63.4%	1.1	-72.5%
Cooper City (City)	40	5.3%	14	-17.6%	8	-20.0%	0.8	-38.5%
Coral Springs (City)	234	1.7%	109	-0.9%	81	-47.1%	1.3	-59.4%
Dania Beach (City)	51	-33.8%	30	-38.8%	38	-55.8%	1.8	-67.3%
Davie (Town)	226	33.7%	97	-1.0%	89	-38.6%	1.4	-62.2%
Deerfield Beach (City)	335	2.4%	184	12.9%	153	-63.1%	1.3	-75.9%
Fort Lauderdale (City)	733	25.7%	453	24.1%	630	-57.9%	2.3	-76.8%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	393	26.0%	213	11.5%	466	-53.6%	3.6	-77.5%
Hillsboro Beach (Town)	26	-7.1%	11	-21.4%	36	-65.7%	2.6	-84.0%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	427	8.1%	246	12.3%	446	-53.7%	3.2	-73.6%
Lauderdale Lakes (City)	148	87.3%	76	68.9%	82	-53.4%	2.8	-67.4%
Lauderdale-by-the-Sea (Town)	70	11.1%	39	21.9%	46	-63.8%	1.6	-80.5%
Lauderhill (City)	304	27.2%	195	19.6%	221	-39.5%	3.2	-56.2%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	36	-5.3%	18	12.5%	21	-44.7%	2.2	-54.2%
Margate (City)	204	7.9%	102	3.0%	73	-54.4%	1.3	-66.7%
Miramar (City)	148	-17.3%	91	-15.0%	51	-31.1%	1.1	-50.0%
North Lauderdale (City)	62	-32.6%	25	-59.0%	38	-45.7%	1.7	-60.5%
Oakland Park (City)	109	-0.9%	52	-18.8%	76	-35.6%	1.9	-53.7%
Parkland (City)	23	35.3%	10	0.0%	5	-80.0%	0.7	-89.6%
Pembroke Park (Town)	4	33.3%	4	33.3%	4	-20.0%	6.0	0.0%
Pembroke Pines (City)	414	-2.1%	233	-7.2%	199	-44.7%	1.5	-59.5%
Plantation (City)	242	0.4%	106	-13.8%	89	-36.4%	1.5	-51.6%
Pompano Beach (City)	423	-2.1%	243	8.5%	287	-57.5%	1.8	-72.3%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	1	-50.0%	1	0.0%	0	-100.0%	0.0	-100.0%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	348	16.8%	195	3.2%	209	-38.9%	2.1	-53.3%
Tamarac (City)	365	5.5%	209	-5.9%	156	-38.3%	1.7	-48.5%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	1	-66.7%	1	N/A	1	-50.0%	2.0	-58.3%
Weston (City)	103	-4.6%	45	-30.8%	45	-52.6%	1.2	-67.6%
Wilton Manors (City)	38	-36.7%	26	0.0%	15	-60.5%	0.9	-71.9%

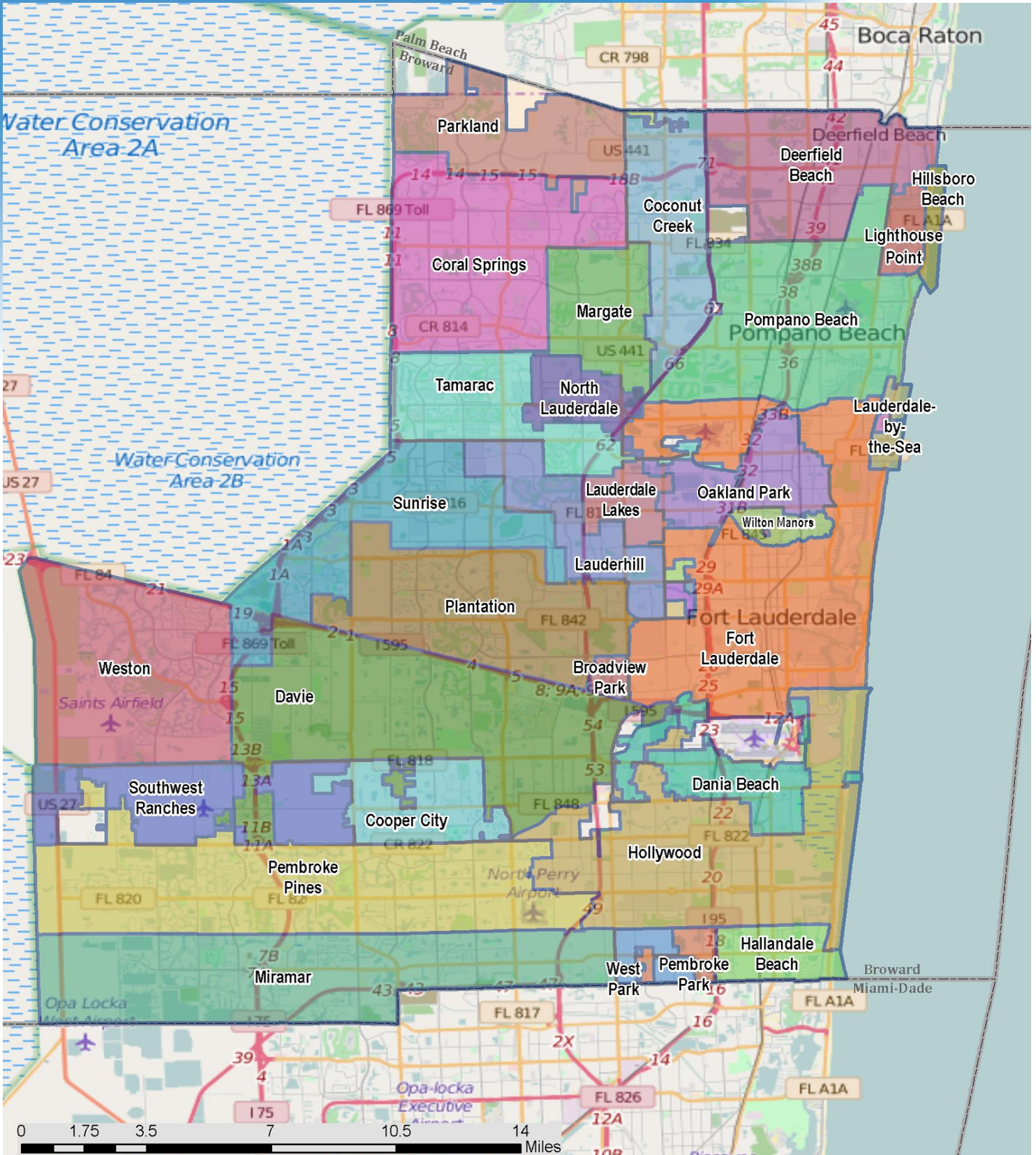
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## Reference Map - Countywide

### Municipalities and Census-Designated Places\*



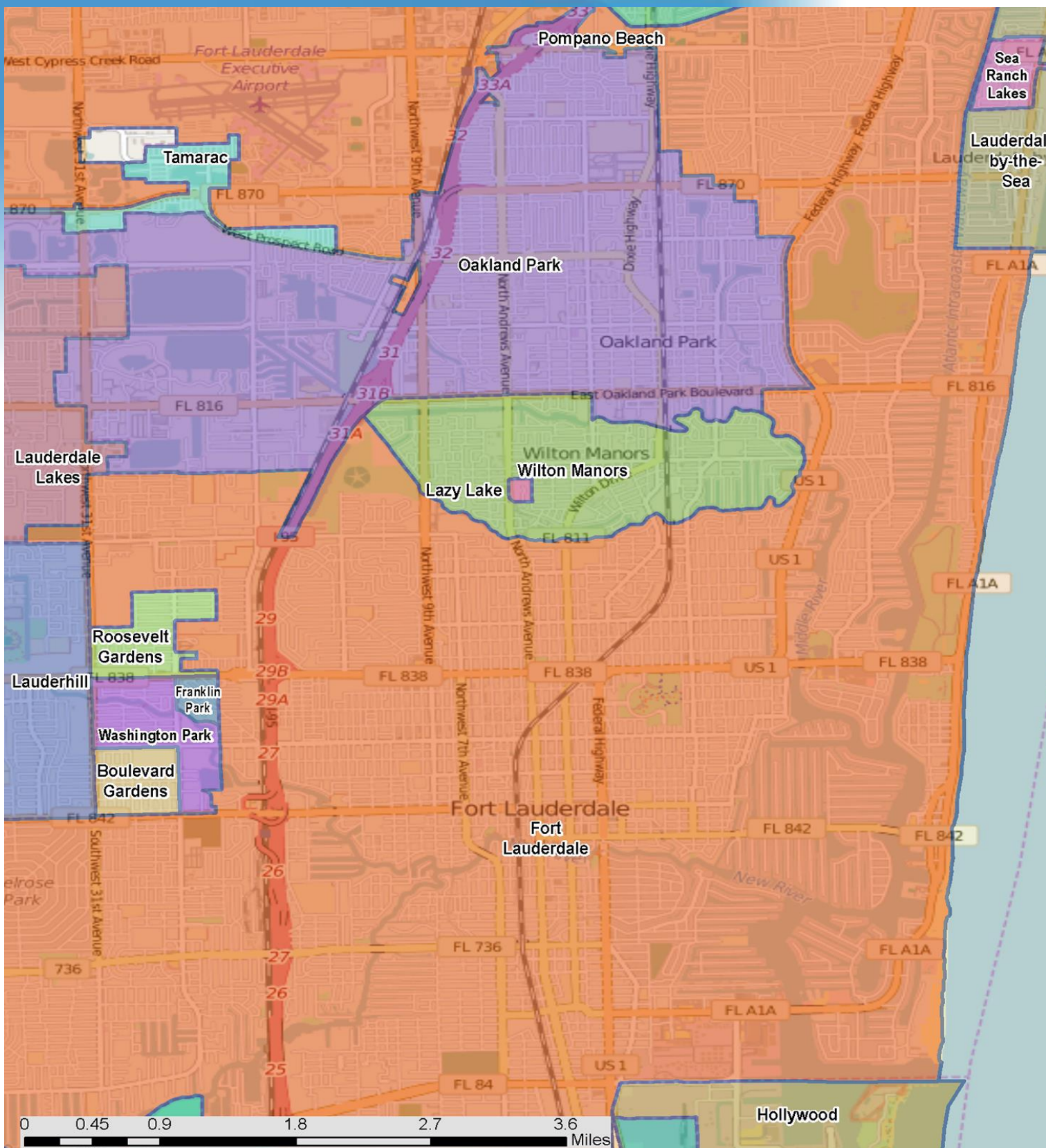
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# Broward County Local Residential Market Metrics - Q3 2021

## Reference Map - East Central Broward

### Municipalities and Census-Designated Places\*



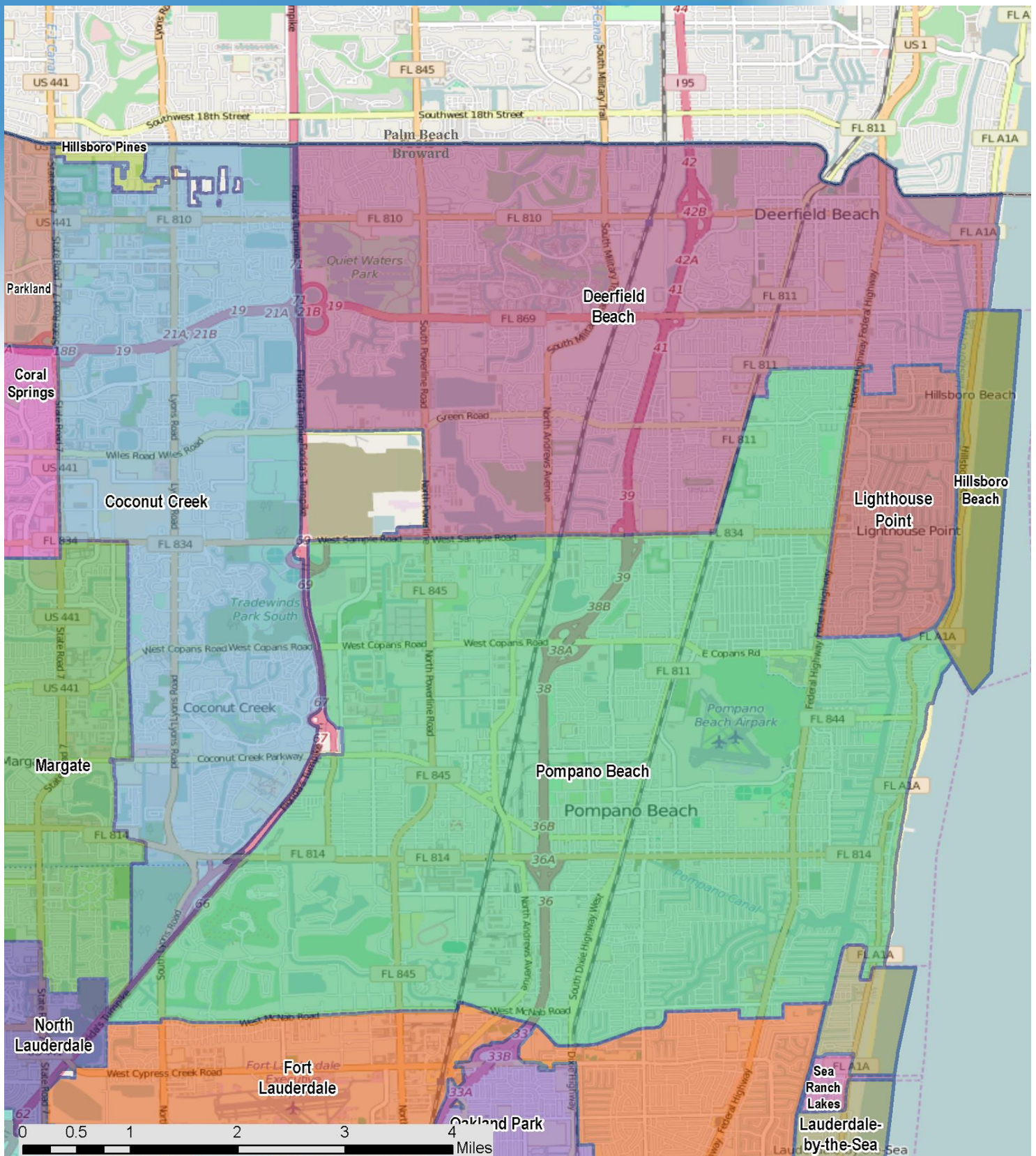
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## Reference Map - Northeast Broward

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