Broward County Local Residential Market Metrics - Q4 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	4,285	-9.8%	983	31.9%	$490,000	16.7%	$677,511	19.2%
Boulevard Gardens (CDP)	5	66.7%	2	N/A	$270,000	15.4%	$239,536	5.1%
Broadview Park (CDP)	8	33.3%	2	100.0%	$332,500	21.1%	$324,500	18.5%
Coconut Creek (City)	111	-12.6%	15	50.0%	$495,800	26.4%	$487,983	21.0%
Cooper City (City)	84	-16.8%	13	0.0%	$560,000	21.7%	$641,770	30.9%
Coral Springs (City)	325	-12.2%	39	-23.5%	$575,000	21.1%	$583,525	21.0%
Dania Beach (City)	50	-24.2%	12	0.0%	$447,000	19.2%	$544,677	38.9%
Davie (Town)	173	-19.5%	36	12.5%	$675,000	20.5%	$779,670	14.5%
Deerfield Beach (City)	138	-2.1%	41	64.0%	$425,000	17.4%	$496,438	17.2%
Fort Lauderdale (City)	522	-6.3%	197	19.4%	$635,000	21.0%	$1,299,590	38.9%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	34	61.9%	14	40.0%	$395,000	11.3%	$689,536	-8.5%
Hillsboro Beach (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hillsboro Pines (CDP)	3	50.0%	0	N/A	$450,000	-2.2%	$445,000	-3.3%
Hollywood (City)	373	-9.9%	115	62.0%	$431,000	17.9%	$541,515	18.8%
Lauderdale Lakes (City)	37	23.3%	4	100.0%	$345,000	23.2%	$333,783	21.9%
Lauderdale-by-the-Sea (Town)	10	-33.3%	7	16.7%	$875,000	-3.6%	$966,889	-2.4%
Lauderhill (City)	93	17.7%	15	150.0%	$370,000	16.5%	$380,957	17.9%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	60	-24.1%	30	11.1%	$1,260,000	51.1%	$1,470,873	24.0%
Margate (City)	139	-13.1%	13	8.3%	$388,400	16.3%	$374,261	16.7%
Miramar (City)	262	-2.2%	34	126.7%	$520,000	28.4%	$548,857	28.1%
North Lauderdale (City)	64	0.0%	8	100.0%	$355,000	24.5%	$336,652	19.6%
Oakland Park (City)	137	0.7%	39	44.4%	$405,000	14.1%	$435,729	15.4%
Parkland (City)	143	-32.5%	47	20.5%	$920,000	28.7%	$1,027,477	26.9%
Pembroke Park (Town)	1	0.0%	1	N/A	$230,000	-44.9%	$230,000	-44.9%
Pembroke Pines (City)	329	-12.7%	38	81.0%	$510,000	18.1%	$537,003	20.4%
Plantation (City)	213	-16.8%	41	17.1%	$581,500	22.4%	$690,012	28.6%
Pompano Beach (City)	224	-1.3%	69	35.3%	$373,250	16.6%	$567,796	18.1%
Roosevelt Gardens (CDP)	11	120.0%	5	400.0%	$317,000	11.1%	$288,363	3.1%
Sea Ranch Lakes (Village)	3	50.0%	2	N/A	$1,705,000	7.1%	$1,826,667	14.7%
Southwest Ranches (Town)	38	0.0%	13	18.2%	$1,200,000	35.2%	$1,573,596	-1.5%
Sunrise (City)	181	-3.7%	27	80.0%	$403,500	10.5%	$403,893	10.7%
Tamarac (City)	193	-10.6%	24	26.3%	$330,000	13.8%	$348,919	15.7%
Washington Park (CDP)	12	33.3%	2	0.0%	$341,500	26.5%	$336,292	28.1%
West Park (City)	43	0.0%	8	33.3%	$350,000	29.6%	$360,242	36.2%
Weston (City)	224	-13.8%	54	42.1%	$710,000	24.2%	$819,235	18.1%
Wilton Manors (City)	49	-10.9%	19	46.2%	$699,750	29.6%	$737,850	24.1%

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Single-Family Homes
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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	$2.9 Billion	7.6%	100.0%	2.4%	17 Days	-19.0%	4,256	-10.8%
Boulevard Gardens (CDP)	$1.2 Million	75.1%	90.9%	-3.3%	14 Days	-33.3%	6	20.0%
Broadview Park (CDP)	$2.6 Million	58.0%	98.4%	2.8%	49 Days	308.3%	13	8.3%
Coconut Creek (City)	$54.2 Million	5.8%	100.2%	1.8%	12 Days	-14.3%	98	-12.5%
Cooper City (City)	$53.9 Million	8.8%	100.0%	0.8%	15 Days	36.4%	71	-18.4%
Coral Springs (City)	$189.6 Million	6.3%	100.0%	0.3%	12 Days	9.1%	314	-7.4%
Dania Beach (City)	$27.2 Million	5.2%	96.7%	0.2%	21 Days	-34.4%	60	-16.7%
Davie (Town)	$134.9 Million	-7.9%	98.4%	1.8%	15 Days	-48.3%	164	-23.0%
Deerfield Beach (City)	$68.5 Million	14.7%	99.4%	1.8%	13 Days	-27.8%	147	-5.8%
Fort Lauderdale (City)	$678.4 Million	30.2%	98.3%	3.5%	22 Days	-43.6%	558	-11.3%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
Hallandale Beach (City)	$23.4 Million	48.1%	100.0%	5.6%	16 Days	-62.8%	29	-27.5%
Hillsboro Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Hillsboro Pines (CDP)	$1.3 Million	45.1%	98.0%	1.6%	5 Days	-91.9%	2	0.0%
Hollywood (City)	$202.0 Million	7.0%	98.6%	0.8%	22 Days	-15.4%	391	-16.8%
Lauderdale Lakes (City)	$12.3 Million	50.4%	99.5%	1.8%	11 Days	-57.7%	42	23.5%
Lauderdale-by-the-Sea (Town)	$9.7 Million	-34.9%	96.3%	4.7%	28 Days	-50.0%	8	-46.7%
Lauderhill (City)	$35.4 Million	38.8%	100.0%	1.0%	18 Days	38.5%	94	16.0%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Lighthouse Point (City)	$88.3 Million	-5.8%	96.3%	2.2%	31 Days	-31.1%	56	-34.9%
Margate (City)	$52.0 Million	1.4%	100.0%	1.2%	13 Days	-27.8%	145	-2.7%
Miramar (City)	$143.8 Million	25.2%	100.0%	1.0%	17 Days	0.0%	259	-1.5%
North Lauderdale (City)	$21.5 Million	19.6%	100.0%	0.3%	11 Days	-8.3%	67	-15.2%
Oakland Park (City)	$59.7 Million	16.3%	98.8%	1.5%	13 Days	-45.8%	149	12.9%
Parkland (City)	$146.9 Million	-14.4%	99.8%	3.2%	16 Days	-38.5%	138	-16.4%
Pembroke Park (Town)	$230,000	-44.9%	75.4%	-18.7%	33 Days	-57.1%	0	-100.0%
Pembroke Pines (City)	$176.7 Million	5.0%	100.0%	0.8%	13 Days	8.3%	296	-10.8%
Plantation (City)	$147.0 Million	7.0%	98.4%	0.2%	22 Days	15.8%	197	-13.6%
Pompano Beach (City)	$127.2 Million	16.6%	98.1%	2.0%	22 Days	-29.0%	231	-10.5%
Roosevelt Gardens (CDP)	$3.2 Million	126.9%	100.0%	1.5%	15 Days	-78.6%	15	114.3%
Sea Ranch Lakes (Village)	$5.5 Million	72.1%	93.8%	8.1%	121 Days	-18.2%	2	N/A
Southwest Ranches (Town)	$59.8 Million	-1.5%	95.2%	2.4%	41 Days	70.8%	25	-40.5%
Sunrise (City)	$73.1 Million	6.6%	100.0%	0.3%	16 Days	45.5%	165	-17.5%
Tamarac (City)	$67.3 Million	3.3%	100.0%	2.2%	14 Days	-30.0%	223	-7.1%
Washington Park (CDP)	$4.0 Million	70.8%	98.8%	0.7%	29 Days	-21.6%	13	30.0%
West Park (City)	$15.5 Million	36.2%	100.0%	2.0%	14 Days	-30.0%	53	6.0%
Weston (City)	$183.5 Million	1.8%	99.7%	2.8%	14 Days	-60.0%	181	-13.4%
Wilton Manors (City)	$36.2 Million	10.5%	97.8%	2.4%	24 Days	-38.5%	46	-22.0%

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Broward County Local Residential Market Metrics - Q4 2021
Single-Family Homes
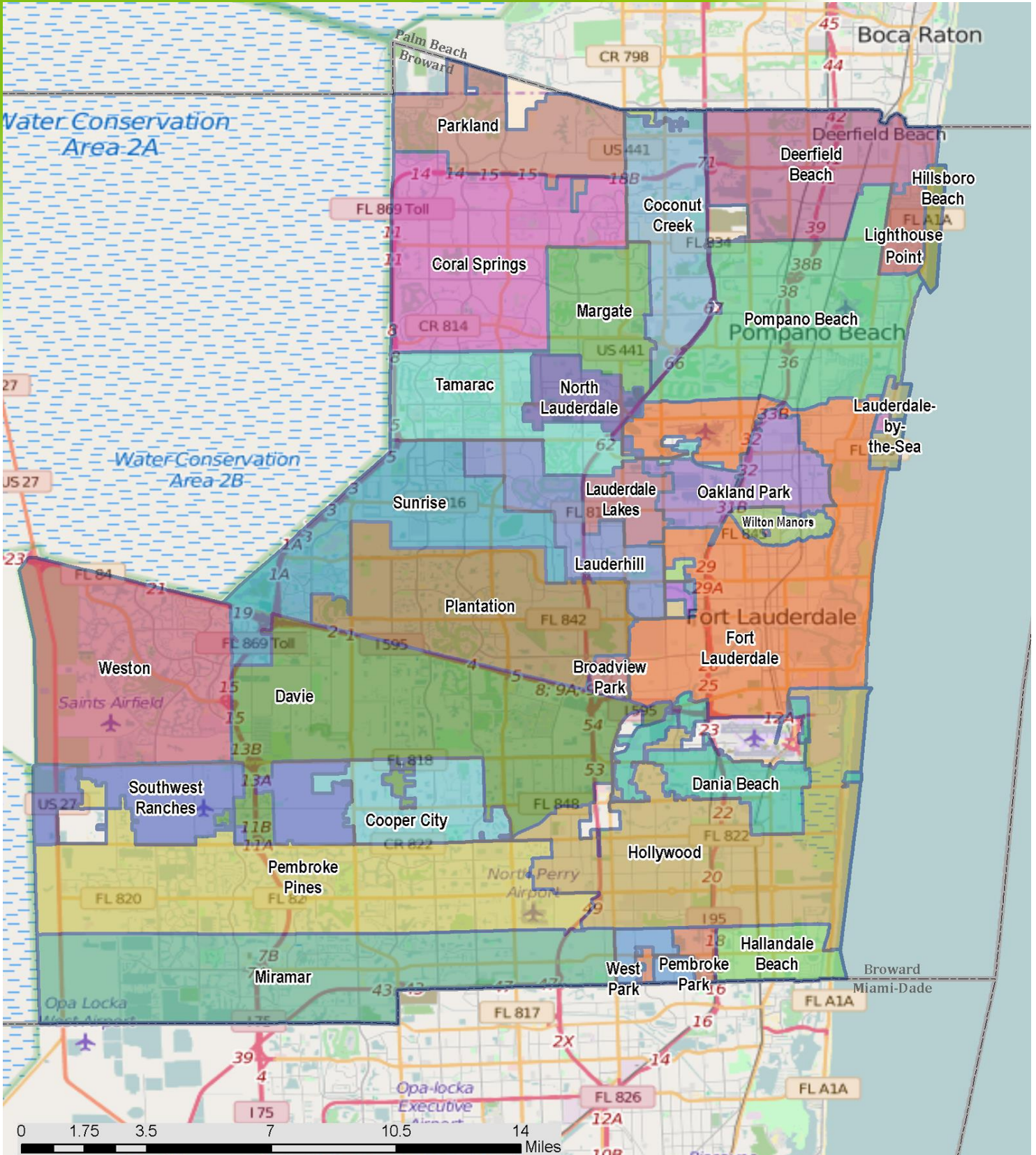## Municipalities and Census-Designated Places*

BROWARD MIAMI a Division of MIAMI REALTORS

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	4,423	-7.4%	2,135	-15.3%	1,731	-39.1%	1.1	-47.6%
Boulevard Gardens (CDP)	9	125.0%	5	25.0%	3	50.0%	3.6	125.0%
Broadview Park (CDP)	8	14.3%	5	-16.7%	10	150.0%	2.6	116.7%
Coconut Creek (City)	102	-19.0%	37	-36.2%	19	-40.6%	0.5	-50.0%
Cooper City (City)	75	-19.4%	29	-37.0%	22	-29.0%	0.7	-30.0%
Coral Springs (City)	329	-3.5%	145	-14.7%	73	-33.6%	0.6	-40.0%
Dania Beach (City)	59	-1.7%	33	-13.2%	41	-31.7%	2.1	-46.2%
Davie (Town)	166	-26.5%	85	-19.8%	79	-39.2%	1.2	-42.9%
Deerfield Beach (City)	154	10.8%	82	9.3%	44	-50.6%	1.0	-52.4%
Fort Lauderdale (City)	538	-10.2%	255	-23.2%	347	-46.1%	1.7	-60.5%
Franklin Park (CDP)	1	0.0%	1	N/A	1	0.0%	0.0	-100.0%
Hallandale Beach (City)	25	-3.8%	16	-11.1%	23	-47.7%	2.1	-73.4%
Hillsboro Beach (Town)	0	-100.0%	0	N/A	2	-66.7%	4.0	-61.2%
Hillsboro Pines (CDP)	3	200.0%	2	100.0%	0	-100.0%	0.0	-100.0%
Hollywood (City)	412	-4.6%	211	-7.0%	194	-44.4%	1.4	-56.3%
Lauderdale Lakes (City)	46	7.0%	35	0.0%	10	-33.3%	1.0	-47.4%
Lauderdale-by-the-Sea (Town)	12	-20.0%	6	0.0%	7	-61.1%	1.5	-54.5%
Lauderhill (City)	102	29.1%	60	5.3%	35	-14.6%	1.3	-18.8%
Lazy Lake (Village)	1	N/A	1	N/A	0	-100.0%	0.0	-100.0%
Lighthouse Point (City)	63	-21.3%	22	-40.5%	37	-54.3%	1.6	-60.0%
Margate (City)	138	-19.3%	62	-26.2%	41	-28.1%	0.9	-35.7%
Miramar (City)	274	-0.4%	149	-11.3%	83	-10.8%	0.9	-18.2%
North Lauderdale (City)	67	-14.1%	42	-25.0%	23	-23.3%	1.0	-41.2%
Oakland Park (City)	138	4.5%	47	-20.3%	65	-12.2%	1.4	-26.3%
Parkland (City)	144	-25.8%	84	-16.0%	56	-45.6%	0.9	-50.0%
Pembroke Park (Town)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Pembroke Pines (City)	340	-1.2%	153	0.0%	69	-28.9%	0.6	-33.3%
Plantation (City)	205	-16.3%	102	-9.7%	67	-44.2%	0.8	-50.0%
Pompano Beach (City)	233	-0.9%	108	-18.8%	109	-39.1%	1.4	-48.1%
Roosevelt Gardens (CDP)	10	42.9%	4	-42.9%	7	600.0%	3.0	328.6%
Sea Ranch Lakes (Village)	2	0.0%	1	0.0%	2	-33.3%	1.7	-57.5%
Southwest Ranches (Town)	31	-11.4%	17	-10.5%	35	-35.2%	2.7	-50.0%
Sunrise (City)	192	-5.4%	79	-31.9%	55	-14.1%	0.9	-25.0%
Tamarac (City)	212	-5.4%	109	-8.4%	80	-38.5%	1.1	-50.0%
Washington Park (CDP)	10	42.9%	6	0.0%	11	37.5%	3.9	30.0%
West Park (City)	50	6.4%	28	21.7%	21	-16.0%	1.6	-23.8%
Weston (City)	231	-5.3%	99	-17.5%	47	-58.0%	0.5	-68.8%
Wilton Manors (City)	45	-22.4%	19	-38.7%	17	-58.5%	0.8	-66.7%

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Broward County Local Residential Market Metrics - Q4 2021
Reference Map - Countywide
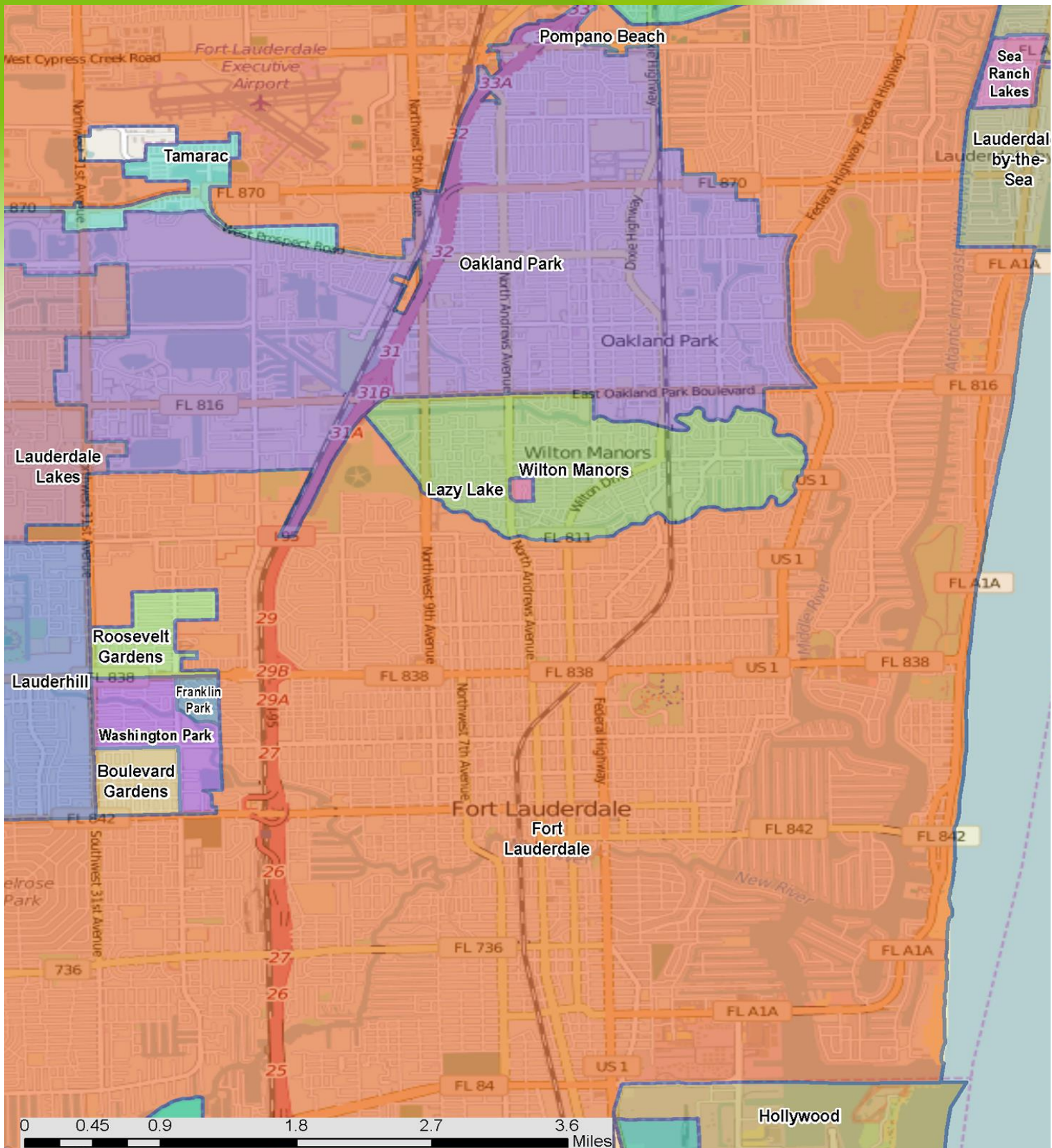Municipalities and Census-Designated Places*

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Broward County Local Residential Market Metrics - Q4 2021
Reference Map - East Central Broward
Municipalities and Census-Designated Places*

BROWARD
MIAMI
a Division of
MIAMI REALTORS

Pompano Beach

Sea Ranch Lakes

Lauderdale-by-the-Sea

West Cypress Creek Road

Fort Lauderdale Executive Airport

Tamarac

FL 870

FL 870

Oakland Park

Oakland Park

Dixie Highway

Federal Highway

North Andrews Avenue

East Oakland Park Boulevard

FL 816

FL 816

Lauderdale Lakes

Wilton Manors

Wilton Manors

Lazy Lake

Wilton Dr.

FL 811

US 1

FL A1A

Roosevelt Gardens

Franklin Park

Lauderhill

FL 838

Washington Park

Northwest 9th Avenue

North Andrews Avenue

FL 838

FL 838

US 1

FL 838

Boulevard Gardens

FL 842

Southwest 31st Avenue

Northwest 7th Avenue

Federal Highway

Middle River

Fort Lauderdale

Fort Lauderdale

FL 842

FL 842

Melrose Park

New River

FL 736

FL A1A

FL A1A

US 1

Hollywood

FL 84

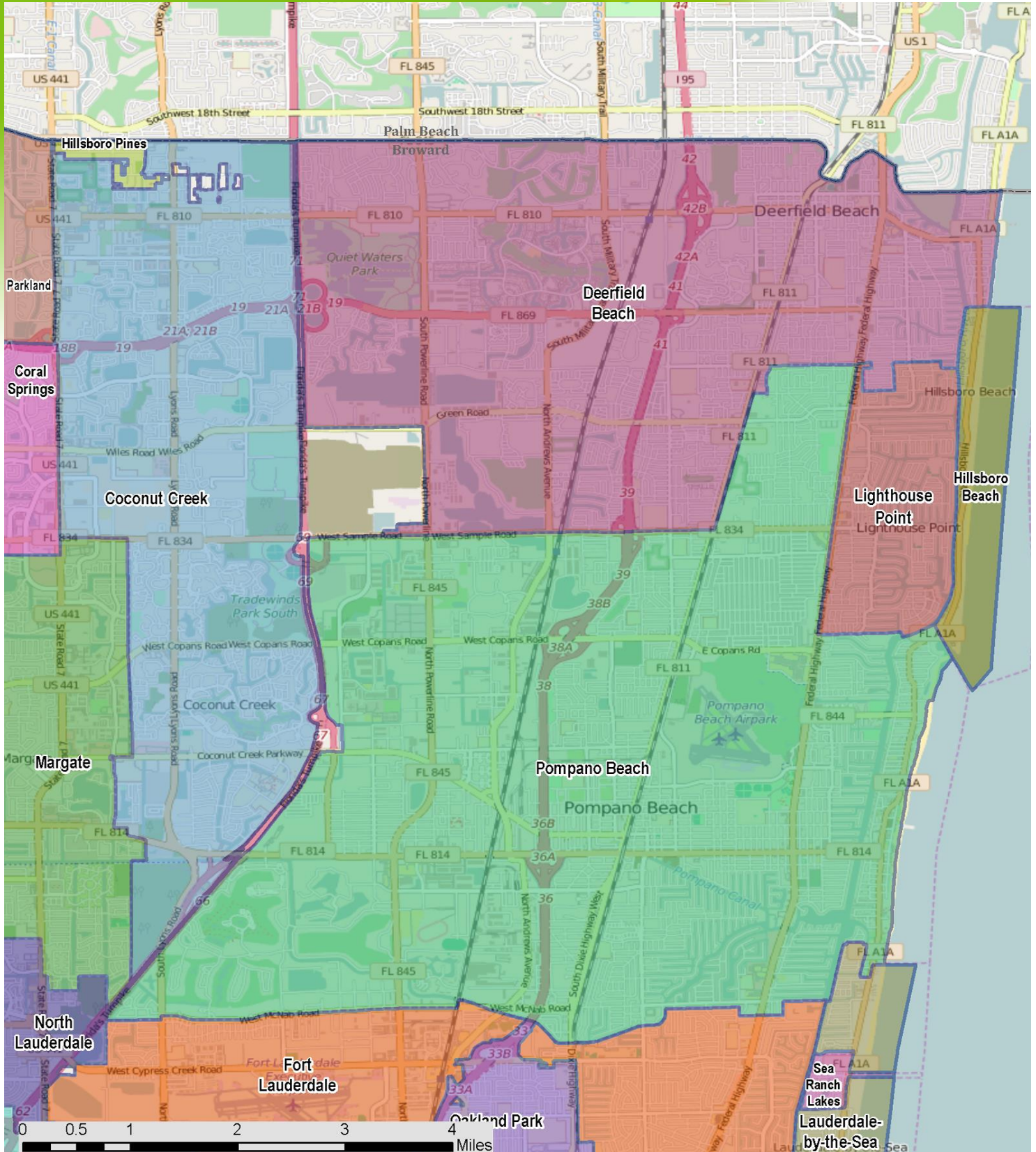Atlantic Intracoastal

0   0.45   0.9   1.8   2.7   3.6
Miles

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Broward County Local Residential Market Metrics - Q4 2021
Reference Map - Northeast Broward
Municipalities and Census-Designated Places*