

# Broward County Local Residential Market Metrics - 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	21,858	41.6%	11,298	57.9%	\$217,500	15.1%	\$296,632	19.8%
Boulevard Gardens (CDP)	0	-100.0%	0	-100.0%	(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)	920	20.9%	431	45.6%	\$180,000	8.4%	\$196,408	11.9%
Cooper City (City)	124	26.5%	33	200.0%	\$330,000	9.5%	\$331,364	10.4%
Coral Springs (City)	735	25.4%	376	48.0%	\$175,000	10.1%	\$201,839	10.2%
Dania Beach (City)	230	9.0%	120	87.5%	\$220,000	4.8%	\$231,559	-1.9%
Davie (Town)	791	61.4%	287	95.2%	\$225,000	4.7%	\$245,217	12.5%
Deerfield Beach (City)	1,361	40.5%	800	41.3%	\$152,950	21.9%	\$200,322	23.9%
Fort Lauderdale (City)	3,288	65.0%	1,807	86.1%	\$383,750	14.6%	\$563,645	15.5%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	1,590	82.1%	1,000	84.2%	\$240,000	23.1%	\$306,152	18.7%
Hillsboro Beach (Town)	158	71.7%	98	69.0%	\$449,900	14.2%	\$630,655	30.6%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	1,719	62.0%	1,055	79.7%	\$260,500	27.1%	\$362,378	22.4%
Lauderdale Lakes (City)	371	46.6%	248	40.1%	\$80,000	5.3%	\$97,261	13.1%
Lauderdale-by-the-Sea (Town)	329	53.7%	214	65.9%	\$450,000	15.4%	\$598,630	14.2%
Lauderhill (City)	907	45.6%	536	48.1%	\$108,575	14.3%	\$122,503	8.8%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	122	22.0%	87	52.6%	\$155,500	-6.5%	\$242,959	20.3%
Margate (City)	637	22.0%	313	34.3%	\$114,900	2.6%	\$135,944	3.8%
Miramar (City)	533	23.4%	152	70.8%	\$275,000	3.8%	\$276,169	4.2%
North Lauderdale (City)	260	25.6%	89	64.8%	\$193,500	1.3%	\$195,054	9.2%
Oakland Park (City)	498	48.2%	219	47.0%	\$170,000	16.0%	\$208,660	19.7%
Parkland (City)	88	57.1%	26	36.8%	\$410,500	13.2%	\$417,976	14.1%
Pembroke Park (Town)	11	22.2%	6	50.0%	\$185,000	20.9%	\$165,636	16.7%
Pembroke Pines (City)	1,543	25.2%	732	46.4%	\$200,000	8.1%	\$226,693	8.5%
Plantation (City)	737	26.2%	246	34.4%	\$204,500	11.2%	\$222,299	11.2%
Pompano Beach (City)	1,909	41.0%	1,052	52.0%	\$225,000	18.1%	\$290,434	20.8%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	5	-28.6%	2	0.0%	\$319,000	-7.5%	\$354,500	3.5%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	1,187	30.3%	555	24.7%	\$151,000	9.4%	\$186,214	16.2%
Tamarac (City)	1,121	20.7%	515	41.9%	\$160,000	3.2%	\$185,040	9.2%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	5	0.0%	1	-50.0%	\$180,000	15.0%	\$181,400	6.3%
Weston (City)	424	22.5%	174	32.8%	\$279,450	4.1%	\$315,440	11.6%
Wilton Manors (City)	197	26.3%	88	63.0%	\$275,000	12.9%	\$318,614	16.4%

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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	\$6.5 Billion	69.5%	96.9%	2.1%	30 Days	-42.3%	24,487	2.4%
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Broadview Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Coconut Creek (City)	\$180.7 Million	35.3%	97.3%	1.9%	25 Days	-41.9%	992	-2.8%
Cooper City (City)	\$41.1 Million	39.7%	100.0%	2.6%	8 Days	-57.9%	115	-8.0%
Coral Springs (City)	\$148.4 Million	38.2%	98.5%	2.5%	17 Days	-46.9%	890	7.2%
Dania Beach (City)	\$53.3 Million	6.9%	96.4%	0.5%	33 Days	-45.0%	265	-17.2%
Davie (Town)	\$194.0 Million	81.6%	98.5%	2.7%	17 Days	-46.9%	862	13.7%
Deerfield Beach (City)	\$272.6 Million	74.0%	96.8%	3.4%	29 Days	-42.0%	1,536	-0.9%
Fort Lauderdale (City)	\$1.9 Billion	90.5%	96.0%	2.6%	47 Days	-42.7%	3,169	-3.3%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$486.8 Million	116.2%	95.3%	3.4%	70 Days	-38.6%	1,835	4.5%
Hillsboro Beach (Town)	\$99.6 Million	124.2%	94.3%	1.4%	104 Days	-21.2%	135	-28.6%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$622.9 Million	98.3%	95.9%	2.8%	47 Days	-35.6%	2,009	4.1%
Lauderdale Lakes (City)	\$36.1 Million	65.9%	95.3%	1.8%	56 Days	-21.1%	518	15.9%
Lauderdale-by-the-Sea (Town)	\$196.9 Million	75.6%	96.2%	3.0%	39 Days	-55.7%	340	0.0%
Lauderhill (City)	\$111.1 Million	58.4%	96.0%	1.5%	46 Days	-34.3%	1,158	13.3%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$29.6 Million	46.7%	96.0%	2.9%	40 Days	-25.9%	122	-9.6%
Margate (City)	\$86.6 Million	26.6%	97.3%	2.4%	21 Days	-52.3%	748	10.7%
Miramar (City)	\$147.2 Million	28.6%	99.7%	2.6%	16 Days	-48.4%	647	10.4%
North Lauderdale (City)	\$50.7 Million	37.2%	97.7%	0.0%	20 Days	-35.5%	304	-4.4%
Oakland Park (City)	\$103.9 Million	77.4%	97.8%	2.0%	22 Days	-35.3%	539	1.5%
Parkland (City)	\$36.8 Million	79.3%	100.0%	4.3%	12 Days	-65.7%	83	6.4%
Pembroke Park (Town)	\$1.8 Million	42.7%	95.7%	-0.1%	28 Days	75.0%	15	-21.1%
Pembroke Pines (City)	\$349.8 Million	35.8%	97.9%	1.6%	20 Days	-45.9%	1,775	1.8%
Plantation (City)	\$163.8 Million	40.3%	98.5%	2.2%	17 Days	-48.5%	840	2.4%
Pompano Beach (City)	\$554.4 Million	70.3%	96.5%	2.6%	30 Days	-46.4%	2,019	0.8%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	\$1.8 Million	-26.1%	96.1%	1.5%	95 Days	143.6%	4	-60.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$221.0 Million	51.4%	97.3%	2.1%	24 Days	-50.0%	1,458	7.4%
Tamarac (City)	\$207.4 Million	31.8%	97.3%	2.0%	21 Days	-48.8%	1,381	6.9%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$907,000	6.3%	88.4%	-1.3%	14 Days	-83.9%	9	50.0%
Weston (City)	\$133.7 Million	36.8%	98.3%	2.4%	18 Days	-58.1%	434	-5.2%
Wilton Manors (City)	\$62.8 Million	47.0%	97.5%	1.9%	15 Days	-51.6%	200	-8.7%

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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	25,696	35.3%	2,952	5.1%	3,010	-57.9%	1.7	-69.6%
Boulevard Gardens (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	1,065	18.2%	118	-10.6%	90	-57.1%	1.2	-63.6%
Cooper City (City)	127	5.8%	11	-31.3%	3	-76.9%	0.3	-81.3%
Coral Springs (City)	896	20.1%	91	-16.5%	72	-37.4%	1.2	-50.0%
Dania Beach (City)	278	7.3%	28	-12.5%	33	-62.9%	1.7	-66.7%
Davie (Town)	940	46.4%	96	-5.0%	49	-66.2%	0.7	-80.6%
Deerfield Beach (City)	1,631	35.7%	204	9.7%	174	-57.0%	1.5	-70.0%
Fort Lauderdale (City)	3,651	55.9%	413	11.6%	441	-68.6%	1.6	-81.2%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	1,875	71.9%	209	34.8%	395	-57.0%	3.0	-76.2%
Hillsboro Beach (Town)	176	58.6%	16	-11.1%	19	-80.8%	1.4	-89.1%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	2,003	56.2%	219	17.7%	383	-57.2%	2.7	-73.3%
Lauderdale Lakes (City)	512	56.6%	82	78.3%	101	-39.2%	3.3	-58.2%
Lauderdale-by-the-Sea (Town)	368	50.2%	43	65.4%	40	-68.3%	1.5	-78.9%
Lauderhill (City)	1,199	49.7%	167	9.9%	182	-45.5%	2.4	-62.5%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	135	17.4%	15	36.4%	7	-82.9%	0.7	-85.7%
Margate (City)	767	16.7%	88	-16.2%	73	-41.1%	1.4	-51.7%
Miramar (City)	647	11.6%	87	11.5%	43	-39.4%	1.0	-50.0%
North Lauderdale (City)	296	-3.9%	46	-31.3%	30	-36.2%	1.4	-48.1%
Oakland Park (City)	567	35.6%	55	-5.2%	42	-56.3%	1.0	-70.6%
Parkland (City)	97	44.8%	9	-18.2%	2	-87.5%	0.3	-91.2%
Pembroke Park (Town)	14	-6.7%	2	-60.0%	3	0.0%	3.3	-17.5%
Pembroke Pines (City)	1,836	24.1%	215	12.0%	146	-57.8%	1.1	-67.6%
Plantation (City)	876	17.9%	87	-19.4%	66	-43.6%	1.1	-54.2%
Pompano Beach (City)	2,170	37.1%	215	0.9%	199	-67.5%	1.3	-75.9%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	7	0.0%	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)	1,389	19.4%	172	-6.0%	186	-41.0%	1.9	-53.7%
Tamarac (City)	1,412	21.9%	191	11.0%	143	-33.2%	1.5	-46.4%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	7	-12.5%	1	N/A	1	N/A	2.4	N/A
Weston (City)	465	10.2%	38	-37.7%	27	-62.0%	0.8	-68.0%
Wilton Manors (City)	211	24.1%	20	33.3%	12	-75.5%	0.7	-81.6%

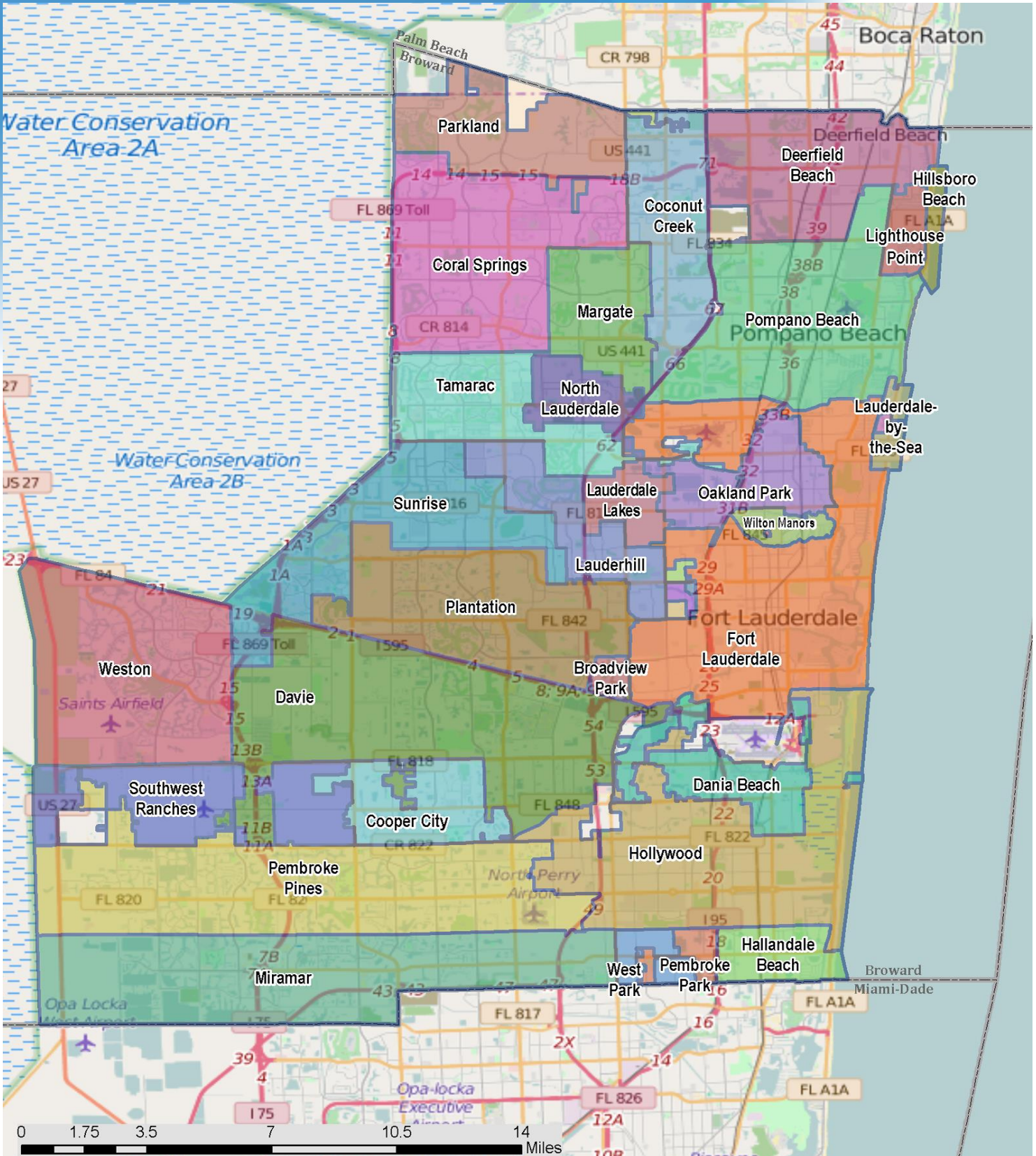
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## Reference Map - Countywide

### Municipalities and Census-Designated Places\*



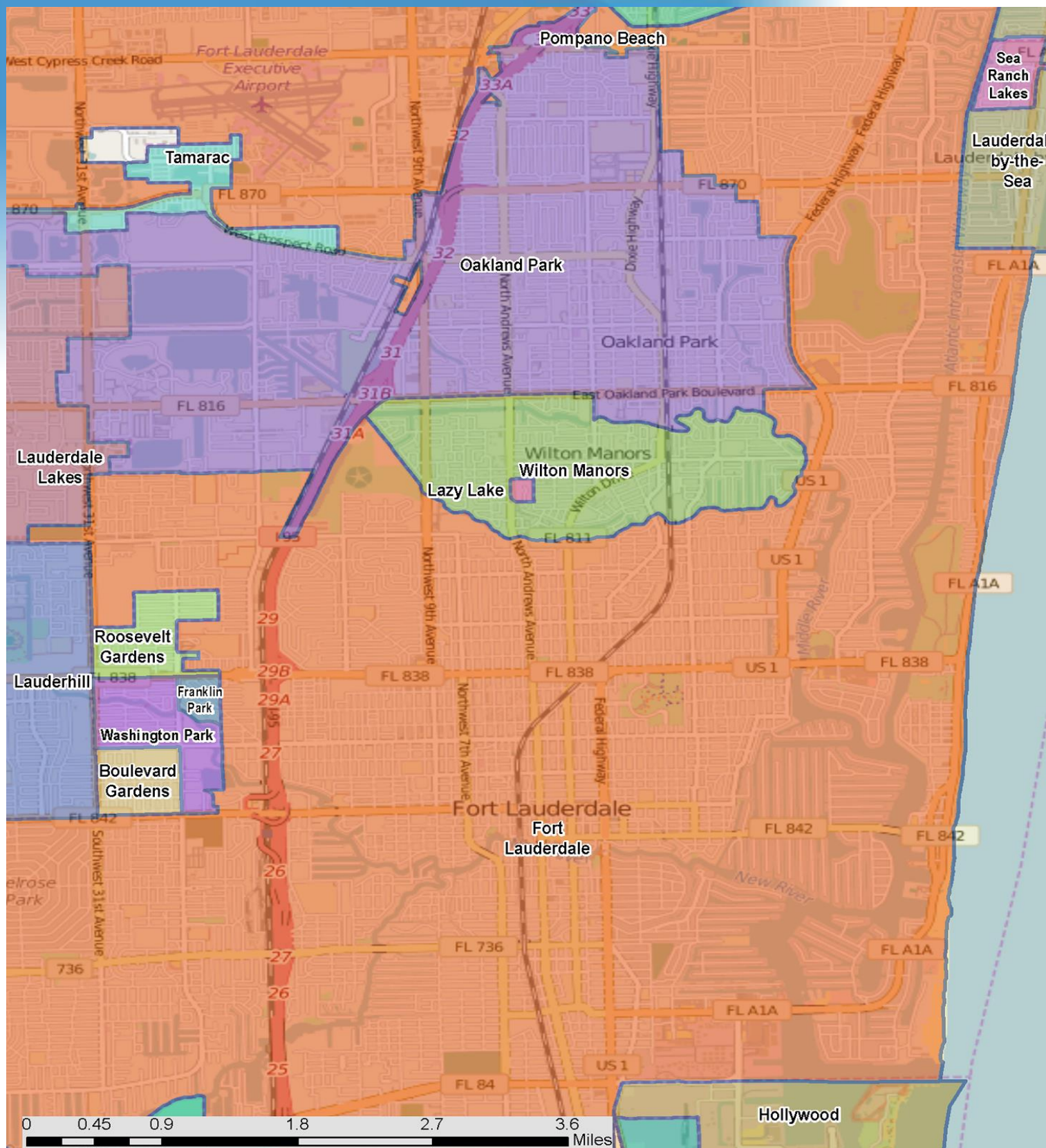
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## Reference Map - East Central Broward

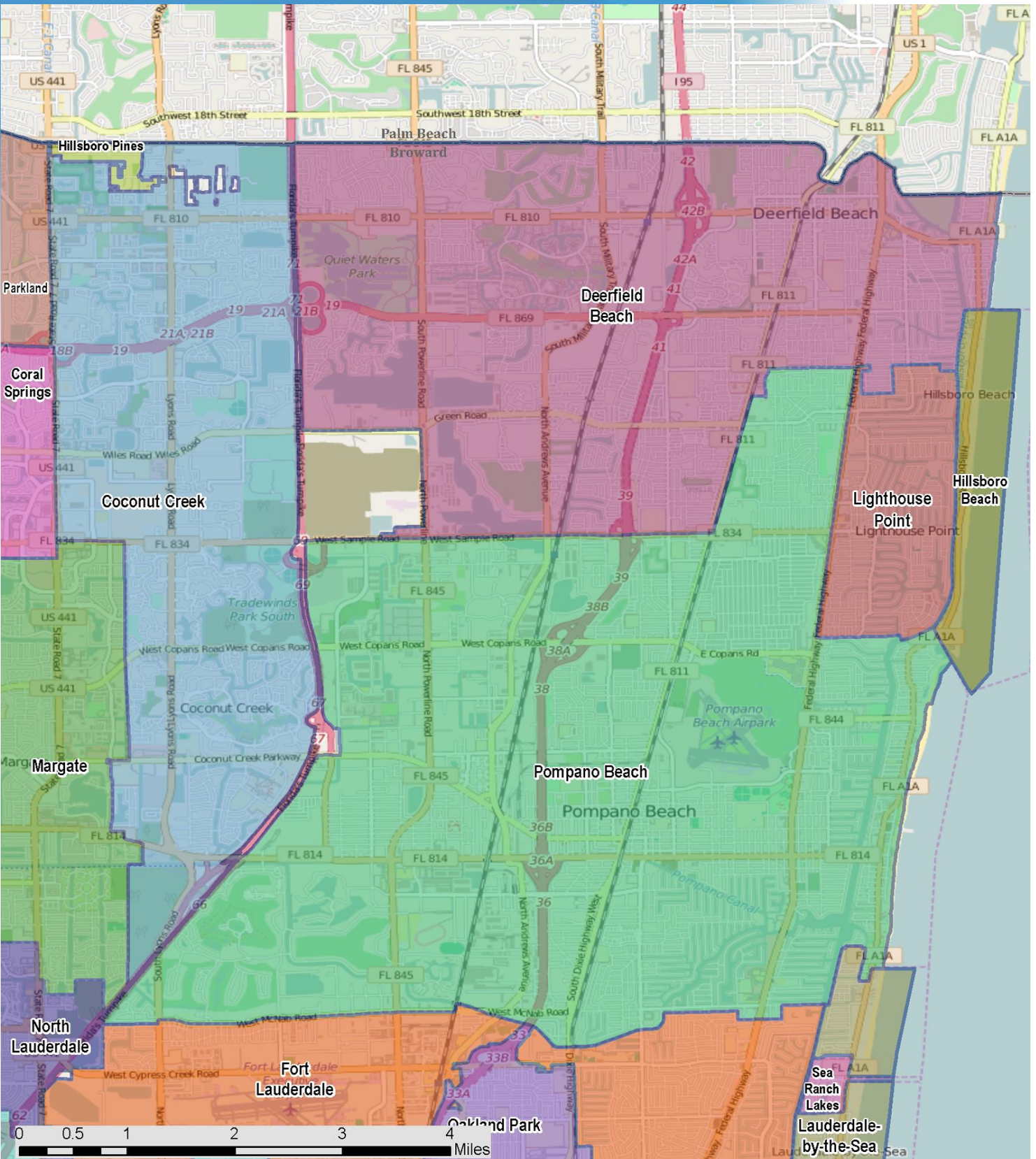
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