Broward County Local Residential Market Metrics - Q3 2022
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	3,448	-28.1%	878	-20.2%	$570,000	15.2%	$754,503	11.9%
Boulevard Gardens (CDP)	4	N/A	4	N/A	$240,000	N/A	$238,375	N/A
Broadview Park (CDP)	17	21.4%	6	200.0%	$395,000	20.6%	$388,824	24.8%
Coconut Creek (City)	74	-33.9%	18	38.5%	$585,500	30.1%	$580,696	22.5%
Cooper City (City)	82	-28.1%	16	-42.9%	$705,000	20.5%	$752,149	12.9%
Coral Springs (City)	249	-39.4%	42	-22.2%	$650,000	17.1%	$700,811	17.5%
Dania Beach (City)	38	-41.5%	17	-37.0%	$523,000	22.6%	$692,939	41.2%
Davie (Town)	167	-29.2%	52	26.8%	$740,000	24.4%	$862,999	13.6%
Deerfield Beach (City)	99	-22.7%	28	-3.4%	$473,750	26.3%	$594,837	29.8%
Fort Lauderdale (City)	374	-35.0%	161	-27.1%	$589,500	0.3%	$1,330,524	9.7%
Franklin Park (CDP)	2	N/A	2	N/A	$235,500	N/A	$235,500	N/A
Hallandale Beach (City)	25	0.0%	14	40.0%	$433,000	8.1%	$660,280	-27.9%
Hillsboro Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hillsboro Pines (CDP)	2	0.0%	2	N/A	$1,174,750	167.3%	$1,174,750	167.3%
Hollywood (City)	286	-26.7%	72	-36.8%	$500,000	17.6%	$631,072	21.8%
Lauderdale Lakes (City)	25	-10.7%	2	-60.0%	$390,000	23.8%	$377,852	25.1%
Lauderdale-by-the-Sea (Town)	11	-26.7%	7	-30.0%	$900,000	9.1%	$1,059,045	13.4%
Lauderhill (City)	65	-30.1%	16	33.3%	$395,000	14.0%	$395,078	14.4%
Lazy Lake (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	34	-43.3%	14	-53.3%	$1,183,000	7.5%	$1,654,985	5.4%
Margate (City)	124	-3.1%	15	-16.7%	$440,000	14.3%	$432,243	15.8%
Miramar (City)	229	-21.6%	32	-11.1%	$580,000	16.0%	$630,980	17.2%
North Lauderdale (City)	51	-28.2%	15	25.0%	$390,000	18.2%	$374,093	18.8%
Oakland Park (City)	97	-32.2%	29	-29.3%	$495,000	30.3%	$537,626	28.0%
Parkland (City)	132	-40.3%	35	-47.0%	$1,195,321	31.4%	$1,283,645	25.6%
Pembroke Park (Town)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	294	-15.5%	48	33.3%	$617,000	22.2%	$642,033	20.9%
Plantation (City)	181	-27.9%	47	-7.8%	$650,000	19.0%	$750,054	17.7%
Pompano Beach (City)	169	-27.8%	60	-10.4%	$470,000	17.5%	$638,398	15.7%
Roosevelt Gardens (CDP)	8	33.3%	2	0.0%	$307,000	17.2%	$332,812	31.2%
Sea Ranch Lakes (Village)	2	-33.3%	2	100.0%	$3,500,000	-28.2%	$3,500,000	-31.4%
Southwest Ranches (Town)	13	-63.9%	3	-81.3%	$1,580,000	23.0%	$2,465,126	61.5%
Sunrise (City)	157	-9.2%	17	-10.5%	$470,000	17.5%	$467,811	18.7%
Tamarac (City)	175	-25.5%	23	-28.1%	$370,000	14.6%	$395,916	14.8%
Washington Park (CDP)	9	50.0%	2	0.0%	$372,000	23.3%	$367,132	30.4%
West Park (City)	32	-11.1%	7	-12.5%	$399,900	23.8%	$392,306	22.5%
Weston (City)	173	-39.5%	47	-38.2%	$925,000	32.1%	$1,020,730	17.6%
Wilton Manors (City)	47	-11.3%	21	0.0%	$735,000	13.2%	$789,117	10.2%

*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 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, October 20, 2022. Next quarterly data release is TBD.

Broward County Local Residential Market Metrics - Q3 2022
Single-Family Homes
Municipalities and Census-Designated Places*

BROWARD MIAMI a Division of MIAMI REALTORS

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	$2.6 Billion	-19.5%	98.5%	-1.5%	18 Days	38.5%	5,093	-6.7%
Boulevard Gardens (CDP)	$953,500	N/A	102.1%	N/A	27 Days	N/A	3	-25.0%
Broadview Park (CDP)	$6.6 Million	51.5%	100.9%	2.4%	11 Days	37.5%	17	41.7%
Coconut Creek (City)	$43.0 Million	-19.1%	100.0%	0.0%	12 Days	9.1%	126	10.5%
Cooper City (City)	$61.7 Million	-18.8%	100.0%	-0.7%	14 Days	75.0%	115	-5.0%
Coral Springs (City)	$174.5 Million	-28.8%	98.9%	-1.2%	17 Days	54.5%	342	-18.2%
Dania Beach (City)	$26.3 Million	-17.4%	97.5%	-0.2%	13 Days	-31.6%	79	36.2%
Davie (Town)	$144.1 Million	-19.6%	97.8%	-2.2%	18 Days	38.5%	216	-10.0%
Deerfield Beach (City)	$58.9 Million	0.4%	96.9%	-3.1%	16 Days	0.0%	140	-10.8%
Fort Lauderdale (City)	$497.6 Million	-28.6%	96.7%	-1.8%	25 Days	47.1%	625	-3.7%
Franklin Park (CDP)	$471,000	N/A	100.8%	N/A	0 Days	N/A	3	200.0%
Hallandale Beach (City)	$16.5 Million	-27.9%	96.2%	1.7%	19 Days	-50.0%	54	31.7%
Hillsboro Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hillsboro Pines (CDP)	$2.3 Million	167.3%	82.1%	-10.9%	31 Days	-16.2%	1	-75.0%
Hollywood (City)	$180.5 Million	-10.7%	97.3%	-2.7%	21 Days	61.5%	470	-14.4%
Lauderdale Lakes (City)	$9.4 Million	11.7%	102.2%	2.2%	8 Days	-60.0%	38	-15.6%
Lauderdale-by-the-Sea (Town)	$11.6 Million	-16.9%	92.7%	-3.3%	21 Days	-67.7%	19	46.2%
Lauderhill (City)	$25.7 Million	-20.1%	99.1%	-0.9%	20 Days	100.0%	103	-20.2%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Lighthouse Point (City)	$56.3 Million	-40.3%	93.6%	-5.3%	29 Days	107.1%	77	6.9%
Margate (City)	$53.6 Million	12.2%	100.0%	0.0%	20 Days	122.2%	171	10.3%
Miramar (City)	$144.5 Million	-8.1%	100.0%	-0.4%	19 Days	58.3%	297	-19.3%
North Lauderdale (City)	$19.1 Million	-14.7%	100.0%	0.0%	10 Days	0.0%	80	-10.1%
Oakland Park (City)	$52.1 Million	-13.2%	96.8%	-0.9%	24 Days	50.0%	139	-10.3%
Parkland (City)	$169.4 Million	-25.0%	96.1%	-3.9%	20 Days	81.8%	207	10.7%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Pembroke Pines (City)	$188.8 Million	2.1%	100.0%	-0.7%	16 Days	45.5%	402	-5.0%
Plantation (City)	$135.8 Million	-15.1%	97.7%	-2.3%	20 Days	33.3%	255	-2.3%
Pompano Beach (City)	$107.9 Million	-16.5%	96.7%	-2.7%	19 Days	11.8%	291	21.8%
Roosevelt Gardens (CDP)	$2.7 Million	74.9%	100.5%	0.5%	35 Days	250.0%	17	41.7%
Sea Ranch Lakes (Village)	$7.0 Million	-54.2%	94.6%	-0.4%	5 Days	-75.0%	5	66.7%
Southwest Ranches (Town)	$32.0 Million	-41.7%	90.7%	-6.3%	25 Days	-26.5%	38	-28.3%
Sunrise (City)	$73.4 Million	7.7%	100.0%	0.0%	13 Days	44.4%	184	-17.1%
Tamarac (City)	$69.3 Million	-14.5%	99.2%	-0.8%	14 Days	7.7%	239	0.0%
Washington Park (CDP)	$3.3 Million	95.7%	95.9%	-3.8%	41 Days	32.3%	15	-11.8%
West Park (City)	$12.6 Million	8.8%	101.2%	2.4%	15 Days	66.7%	47	-21.7%
Weston (City)	$176.6 Million	-28.9%	96.5%	-3.5%	18 Days	50.0%	205	-27.6%
Wilton Manors (City)	$37.1 Million	-2.3%	97.1%	-1.5%	14 Days	-12.5%	66	3.1%

*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 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, October 20, 2022. Next quarterly data release is TBD.

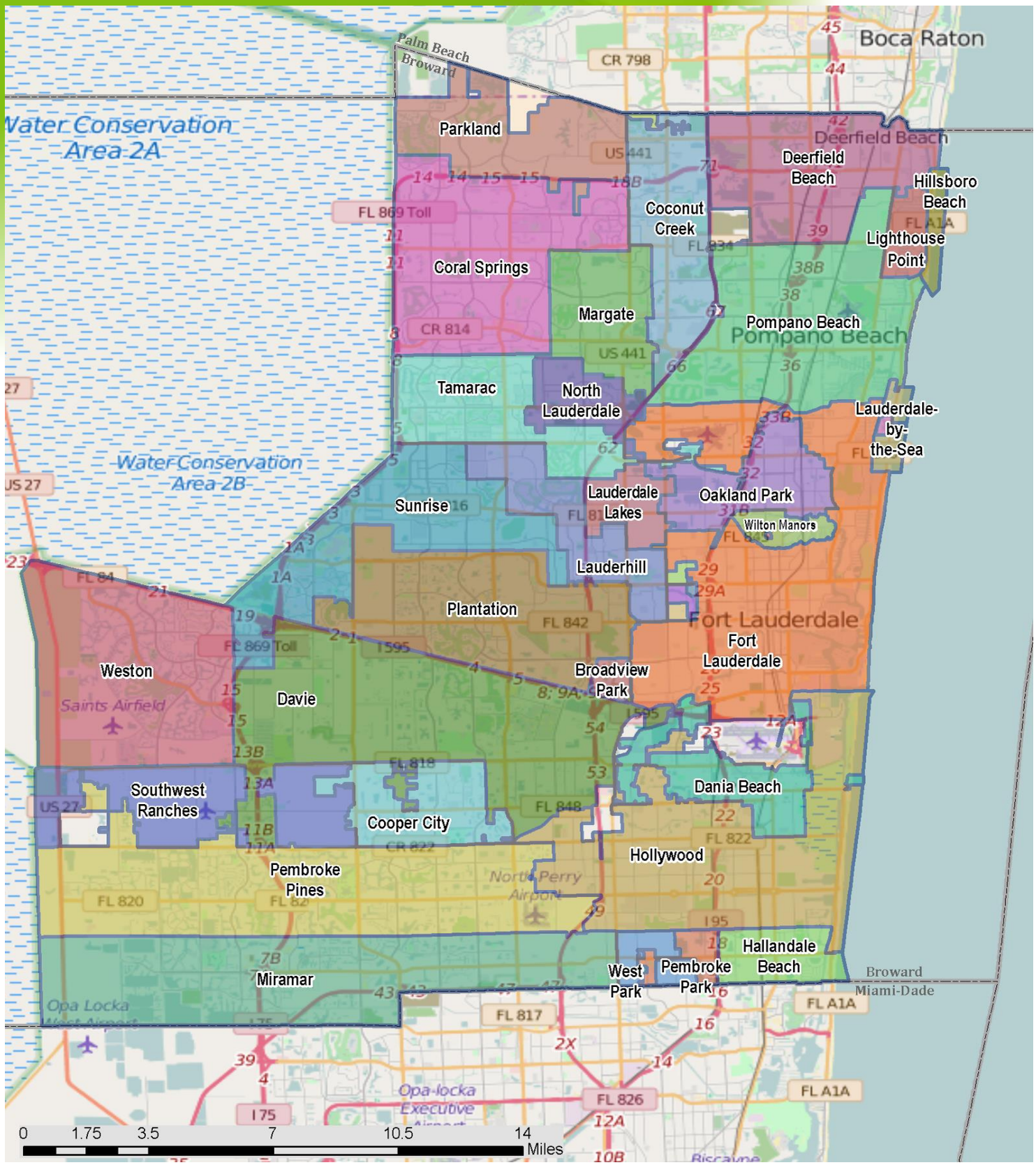
Broward County Local Residential Market Metrics - Q3 2022
Single-Family Homes
Municipalities and Census-Designated Places*

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	3,607	-28.2%	1,683	-34.8%	3,531	52.0%	2.7	80.0%
Boulevard Gardens (CDP)	4	-20.0%	4	-33.3%	1	-75.0%	0.6	-90.0%
Broadview Park (CDP)	13	0.0%	2	-71.4%	11	57.1%	2.9	52.6%
Coconut Creek (City)	87	-18.7%	35	-35.2%	74	131.3%	2.5	177.8%
Cooper City (City)	70	-35.2%	28	-36.4%	54	92.9%	2.1	162.5%
Coral Springs (City)	250	-38.0%	103	-43.4%	204	82.1%	2.0	122.2%
Dania Beach (City)	39	-29.1%	28	-20.0%	72	53.2%	4.5	95.7%
Davie (Town)	161	-30.9%	66	-40.0%	141	35.6%	2.4	60.0%
Deerfield Beach (City)	106	-24.8%	46	-48.9%	83	43.1%	1.9	46.2%
Fort Lauderdale (City)	408	-31.7%	207	-31.2%	605	54.7%	3.8	100.0%
Franklin Park (CDP)	2	N/A	1	N/A	4	100.0%	12.0	0.0%
Hallandale Beach (City)	28	-26.3%	16	-48.4%	42	61.5%	4.6	70.4%
Hillsboro Beach (Town)	0	N/A	0	N/A	3	200.0%	0.0	-100.0%
Hillsboro Pines (CDP)	2	-33.3%	0	-100.0%	0	-100.0%	0.0	-100.0%
Hollywood (City)	329	-21.1%	166	-27.2%	348	18.4%	3.0	42.9%
Lauderdale Lakes (City)	29	-40.8%	25	-28.6%	19	0.0%	1.7	-15.0%
Lauderdale-by-the-Sea (Town)	8	-50.0%	0	-100.0%	15	25.0%	3.5	52.2%
Lauderhill (City)	76	-30.9%	47	-30.9%	59	18.0%	2.1	10.5%
Lazy Lake (Village)	0	N/A	1	N/A	1	N/A	0.0	N/A
Lighthouse Point (City)	39	-23.5%	20	-9.1%	83	56.6%	4.8	128.6%
Margate (City)	128	-11.7%	55	-39.6%	96	123.3%	2.1	133.3%
Miramar (City)	228	-31.1%	96	-47.0%	186	52.5%	2.3	64.3%
North Lauderdale (City)	57	-41.2%	32	-38.5%	44	120.0%	2.3	155.6%
Oakland Park (City)	108	-25.5%	47	-21.7%	88	25.7%	2.1	40.0%
Parkland (City)	130	-27.0%	59	-37.2%	176	158.8%	3.6	260.0%
Pembroke Park (Town)	0	-100.0%	0	-100.0%	0	N/A	0.0	N/A
Pembroke Pines (City)	283	-28.2%	123	-35.3%	223	78.4%	2.2	100.0%
Plantation (City)	183	-33.9%	79	-37.8%	175	80.4%	2.6	116.7%
Pompano Beach (City)	202	-12.2%	104	-22.4%	207	38.0%	3.0	57.9%
Roosevelt Gardens (CDP)	12	100.0%	7	40.0%	13	116.7%	4.3	30.3%
Sea Ranch Lakes (Village)	2	-50.0%	0	-100.0%	6	200.0%	6.0	233.3%
Southwest Ranches (Town)	23	-50.0%	19	-29.6%	44	-8.3%	4.8	29.7%
Sunrise (City)	158	-16.0%	63	-33.7%	98	19.5%	1.8	38.5%
Tamarac (City)	191	-23.3%	89	-29.4%	119	46.9%	1.8	63.6%
Washington Park (CDP)	10	-28.6%	5	-37.5%	13	30.0%	3.5	-10.3%
West Park (City)	42	-19.2%	23	-25.8%	23	-23.3%	1.8	-21.7%
Weston (City)	151	-41.9%	68	-41.4%	154	40.0%	2.4	100.0%
Wilton Manors (City)	45	-26.2%	16	-40.7%	46	109.1%	2.8	180.0%

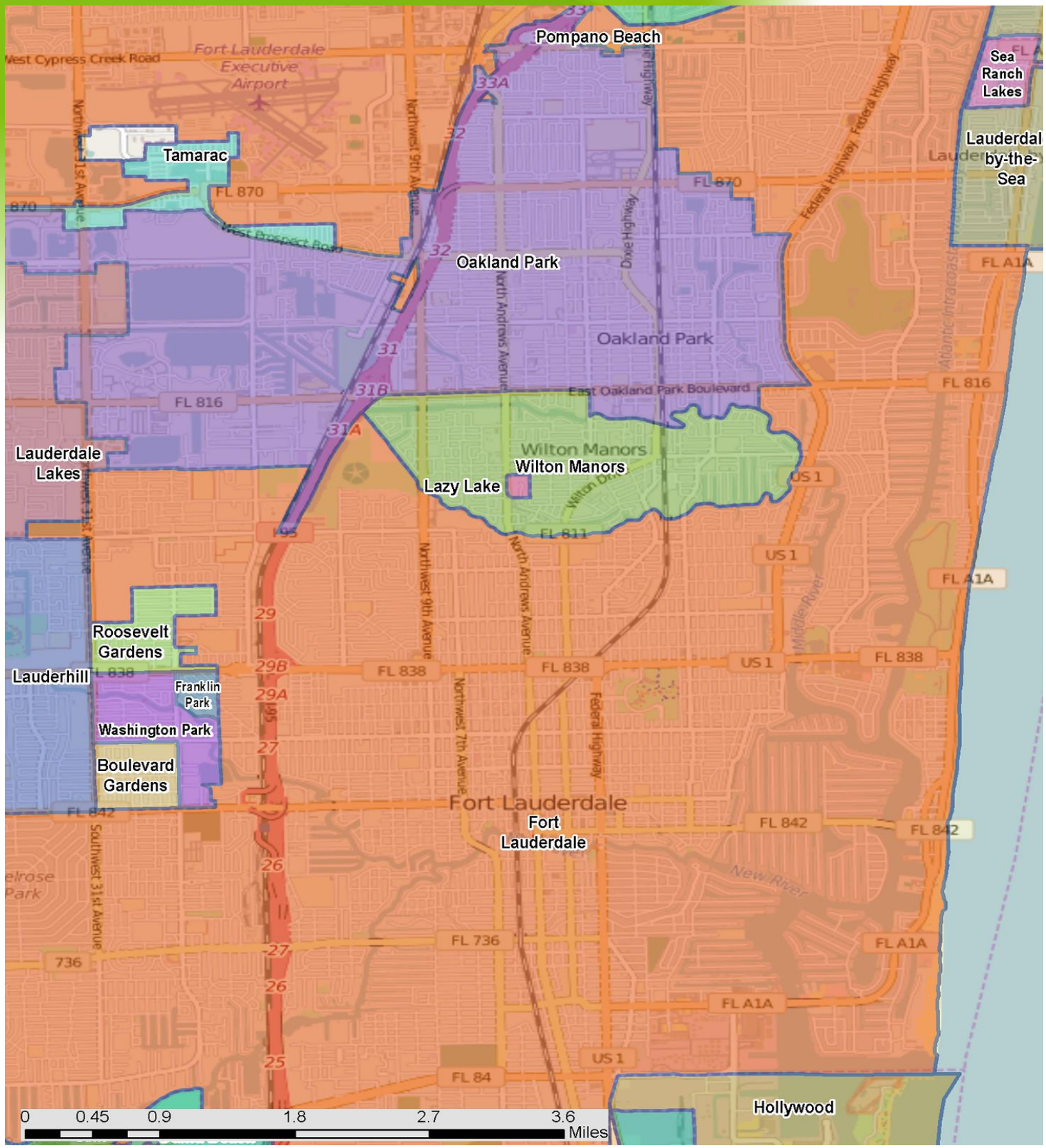
*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015. Produced by MIAMI 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, October 20, 2022. Next quarterly data release is TBD.

Broward County Local Residential Market Metrics - Q3 2022
Reference Map - Countywide
Municipalities and Census-Designated Places*



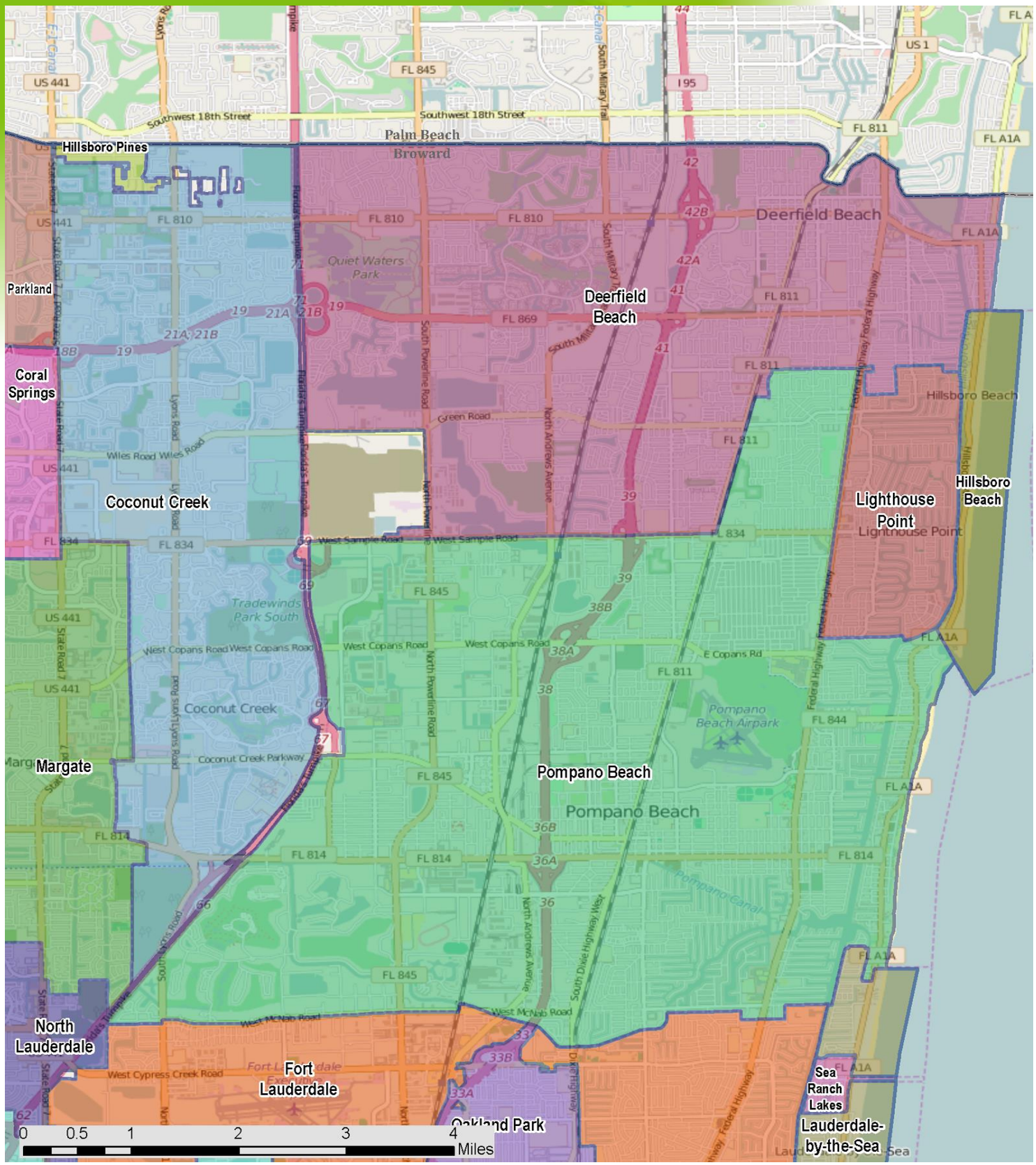
*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015. Produced by MIAMI 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, October 20, 2022. Next quarterly data release is TBD.

Broward County Local Residential Market Metrics - Q3 2022
Reference Map - East Central Broward
Municipalities and Census-Designated Places*



*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 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, October 20, 2022. Next quarterly data release is TBD.

Broward County Local Residential Market Metrics - Q3 2022
Reference Map - Northeast Broward
Municipalities and Census-Designated Places*



*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 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, October 20, 2022. Next quarterly data release is TBD.