

# Broward County Local Residential Market Metrics - Q1 2023

## Single-Family Homes

### 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.
<b>Broward County</b>	<b>2,781</b>	<b>-27.8%</b>	<b>706</b>	<b>-36.3%</b>	<b>\$555,000</b>	<b>6.7%</b>	<b>\$754,454</b>	<b>-1.6%</b>
Boulevard Gardens (CDP)	7	16.7%	1	-66.7%	\$295,000	8.3%	\$317,571	16.3%
Broadview Park (CDP)	11	0.0%	4	300.0%	\$395,000	6.8%	\$350,137	2.8%
Coconut Creek (City)	66	0.0%	13	-13.3%	\$550,000	6.8%	\$553,404	5.3%
Cooper City (City)	48	-26.2%	7	-68.2%	\$645,000	2.4%	\$693,102	-4.0%
Coral Springs (City)	205	-27.8%	40	-34.4%	\$635,000	5.5%	\$663,886	5.6%
Dania Beach (City)	39	-26.4%	17	-10.5%	\$497,500	2.6%	\$588,446	11.6%
Davie (Town)	139	-16.3%	41	-12.8%	\$682,000	8.3%	\$856,845	7.6%
Deerfield Beach (City)	98	-34.7%	36	-30.8%	\$486,000	15.7%	\$562,101	7.0%
Fort Lauderdale (City)	348	-28.5%	132	-44.1%	\$625,000	-13.2%	\$1,252,845	-18.6%
Franklin Park (CDP)	1	0.0%	1	N/A	\$200,000	-23.1%	\$200,000	-23.1%
Hallandale Beach (City)	22	4.8%	7	-41.7%	\$491,750	19.2%	\$1,073,659	65.4%
Hillsboro Beach (Town)	1	N/A	1	N/A	\$19,241,500	N/A	\$19,241,500	N/A
Hillsboro Pines (CDP)	2	-33.3%	1	0.0%	\$366,000	-25.3%	\$366,000	-35.8%
Hollywood (City)	234	-37.1%	57	-55.1%	\$494,000	1.0%	\$609,632	-2.1%
Lauderdale Lakes (City)	22	4.8%	4	N/A	\$396,000	10.8%	\$390,467	10.7%
Lauderdale-by-the-Sea (Town)	7	-58.8%	4	-71.4%	\$1,100,000	-9.5%	\$1,170,357	-33.7%
Lauderhill (City)	73	-9.9%	8	-46.7%	\$392,990	11.6%	\$401,678	6.5%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	35	-41.7%	22	-31.3%	\$1,775,000	13.6%	\$2,023,697	10.2%
Margate (City)	92	-29.8%	14	-50.0%	\$415,000	0.0%	\$419,909	2.7%
Miramar (City)	171	-28.5%	28	-3.4%	\$570,000	7.0%	\$608,339	6.7%
North Lauderdale (City)	49	2.1%	4	33.3%	\$365,000	0.0%	\$355,709	1.2%
Oakland Park (City)	91	-27.8%	24	-25.0%	\$500,000	11.1%	\$537,742	8.6%
Parkland (City)	96	-29.4%	27	-41.3%	\$1,050,000	2.9%	\$1,157,792	-1.9%
Pembroke Park (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	190	-32.6%	20	-59.2%	\$585,000	9.3%	\$616,727	8.0%
Plantation (City)	125	-31.7%	29	-35.6%	\$590,000	2.1%	\$687,546	-3.0%
Pompano Beach (City)	148	-27.1%	55	-26.7%	\$470,000	20.5%	\$740,681	12.9%
Roosevelt Gardens (CDP)	3	-62.5%	0	-100.0%	\$429,000	24.0%	\$397,830	16.8%
Sea Ranch Lakes (Village)	2	100.0%	2	100.0%	\$4,300,000	147.8%	\$4,300,000	147.8%
Southwest Ranches (Town)	23	-34.3%	9	-43.8%	\$1,596,000	14.0%	\$1,657,420	-21.5%
Sunrise (City)	105	-27.1%	14	-39.1%	\$465,000	6.9%	\$467,126	7.7%
Tamarac (City)	152	-26.2%	33	22.2%	\$385,000	21.3%	\$410,000	14.8%
Washington Park (CDP)	8	-11.1%	1	-66.7%	\$381,750	17.3%	\$349,229	12.0%
West Park (City)	26	-23.5%	4	0.0%	\$377,950	10.8%	\$384,189	12.7%
Weston (City)	103	-34.0%	27	-35.7%	\$830,000	-1.1%	\$1,045,310	4.5%
Wilton Manors (City)	44	-2.2%	21	-12.5%	\$825,000	16.2%	\$892,841	22.5%

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# Broward County Local Residential Market Metrics - Q1 2023

## 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.
<b>Broward County</b>	<b>\$2.1 Billion</b>	<b>-29.0%</b>	<b>95.4%</b>	<b>-4.6%</b>	<b>42 Days</b>	<b>200.0%</b>	<b>3,996</b>	<b>-20.0%</b>
Boulevard Gardens (CDP)	\$2.2 Million	35.6%	95.1%	-6.7%	60 Days	-22.1%	9	80.0%
Broadview Park (CDP)	\$3.9 Million	2.8%	97.0%	-2.2%	7 Days	-61.1%	11	-35.3%
Coconut Creek (City)	\$36.5 Million	5.3%	96.9%	-3.2%	32 Days	190.9%	89	-9.2%
Cooper City (City)	\$33.3 Million	-29.1%	97.8%	-2.4%	23 Days	187.5%	74	-17.8%
Coral Springs (City)	\$136.1 Million	-23.7%	96.4%	-4.9%	44 Days	340.0%	256	-24.7%
Dania Beach (City)	\$22.9 Million	-17.9%	94.3%	-4.3%	68 Days	183.3%	53	-22.1%
Davie (Town)	\$119.1 Million	-9.9%	94.5%	-5.5%	39 Days	95.0%	158	-25.5%
Deerfield Beach (City)	\$55.1 Million	-30.1%	94.5%	-4.4%	27 Days	92.9%	137	-21.3%
Fort Lauderdale (City)	\$436.0 Million	-41.9%	93.5%	-6.5%	49 Days	145.0%	510	-21.3%
Franklin Park (CDP)	\$200,000	-23.1%	66.7%	-29.4%	44 Days	N/A	4	300.0%
Hallandale Beach (City)	\$23.6 Million	73.2%	95.4%	-4.6%	45 Days	350.0%	39	-4.9%
Hillsboro Beach (Town)	\$19.2 Million	N/A	78.6%	N/A	649 Days	N/A	0	N/A
Hillsboro Pines (CDP)	\$732,000	-57.2%	94.5%	-1.7%	8 Days	-81.0%	0	-100.0%
Hollywood (City)	\$142.7 Million	-38.4%	94.6%	-5.4%	36 Days	100.0%	401	-12.1%
Lauderdale Lakes (City)	\$8.6 Million	16.0%	98.0%	-1.4%	26 Days	0.0%	37	8.8%
Lauderdale-by-the-Sea (Town)	\$8.2 Million	-72.7%	93.0%	-6.1%	85 Days	193.1%	10	-47.4%
Lauderhill (City)	\$29.3 Million	-4.0%	96.6%	-3.4%	45 Days	125.0%	97	-16.4%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Lighthouse Point (City)	\$70.8 Million	-35.7%	90.5%	-9.5%	48 Days	220.0%	62	-16.2%
Margate (City)	\$38.6 Million	-27.9%	96.5%	-3.5%	38 Days	280.0%	133	-31.1%
Miramar (City)	\$104.0 Million	-23.7%	96.2%	-3.8%	39 Days	200.0%	215	-26.1%
North Lauderdale (City)	\$17.4 Million	3.3%	98.7%	-1.3%	23 Days	15.0%	63	-16.0%
Oakland Park (City)	\$48.9 Million	-21.6%	93.9%	-6.1%	53 Days	307.7%	116	-34.1%
Parkland (City)	\$111.1 Million	-30.8%	93.6%	-6.4%	49 Days	226.7%	165	-15.8%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Pembroke Pines (City)	\$117.2 Million	-27.2%	96.3%	-4.7%	36 Days	260.0%	272	-16.6%
Plantation (City)	\$85.9 Million	-33.7%	94.7%	-5.3%	53 Days	278.6%	200	-13.0%
Pompano Beach (City)	\$109.6 Million	-17.7%	94.2%	-5.8%	43 Days	95.5%	214	-18.0%
Roosevelt Gardens (CDP)	\$1.2 Million	-56.2%	94.4%	-3.9%	47 Days	327.3%	6	-45.5%
Sea Ranch Lakes (Village)	\$8.6 Million	395.7%	99.4%	0.3%	15 Days	1400.0%	4	-33.3%
Southwest Ranches (Town)	\$38.1 Million	-48.4%	89.3%	-5.7%	32 Days	-20.0%	37	-15.9%
Sunrise (City)	\$49.0 Million	-21.5%	97.4%	-2.9%	33 Days	200.0%	160	-17.9%
Tamarac (City)	\$62.3 Million	-15.3%	95.9%	-4.1%	43 Days	126.3%	191	-27.9%
Washington Park (CDP)	\$2.8 Million	-0.5%	93.6%	-6.4%	59 Days	293.3%	7	-22.2%
West Park (City)	\$10.0 Million	-13.8%	97.8%	-1.2%	39 Days	69.6%	42	-10.6%
Weston (City)	\$107.7 Million	-31.0%	94.6%	-5.4%	47 Days	327.3%	166	-17.8%
Wilton Manors (City)	\$39.3 Million	19.8%	93.9%	-5.8%	42 Days	162.5%	61	-1.6%

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## 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.
<b>Broward County</b>	<b>3,801</b>	<b>-21.6%</b>	<b>1,898</b>	<b>-25.1%</b>	<b>2,988</b>	<b>85.8%</b>	<b>2.7</b>	<b>145.5%</b>
Boulevard Gardens (CDP)	12	33.3%	5	-16.7%	6	50.0%	4.0	17.6%
Broadview Park (CDP)	14	-33.3%	6	-50.0%	7	75.0%	1.8	63.6%
Coconut Creek (City)	98	2.1%	43	-18.9%	44	158.8%	1.7	240.0%
Cooper City (City)	66	-8.3%	32	10.3%	47	46.9%	2.1	110.0%
Coral Springs (City)	262	-23.2%	107	-36.7%	159	120.8%	1.9	216.7%
Dania Beach (City)	46	-29.2%	25	-39.0%	60	71.4%	4.3	126.3%
Davie (Town)	181	-15.8%	91	-15.7%	118	81.5%	2.4	140.0%
Deerfield Beach (City)	140	-18.6%	67	-13.0%	70	66.7%	2.1	133.3%
Fort Lauderdale (City)	438	-29.2%	225	-28.6%	572	83.3%	4.4	175.0%
Franklin Park (CDP)	1	N/A	0	N/A	5	150.0%	15.0	-37.5%
Hallandale Beach (City)	28	-15.2%	10	-60.0%	28	47.4%	3.4	70.0%
Hillsboro Beach (Town)	1	N/A	0	N/A	1	0.0%	12.0	100.0%
Hillsboro Pines (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%
Hollywood (City)	329	-30.4%	183	-25.0%	361	132.9%	3.8	216.7%
Lauderdale Lakes (City)	40	17.6%	30	-9.1%	23	130.0%	2.5	150.0%
Lauderdale-by-the-Sea (Town)	8	-65.2%	2	-80.0%	18	350.0%	5.8	625.0%
Lauderhill (City)	110	-4.3%	53	-23.2%	52	44.4%	2.0	66.7%
Lazy Lake (Village)	0	N/A	0	-100.0%	1	N/A	12.0	N/A
Lighthouse Point (City)	43	-35.8%	22	-24.1%	76	100.0%	6.0	252.9%
Margate (City)	155	-13.9%	78	-13.3%	56	40.0%	1.4	55.6%
Miramar (City)	223	-19.2%	108	-25.0%	130	54.8%	1.9	90.0%
North Lauderdale (City)	76	13.4%	37	-19.6%	29	11.5%	1.6	33.3%
Oakland Park (City)	108	-43.2%	49	-46.7%	76	58.3%	2.2	100.0%
Parkland (City)	152	-15.1%	99	-10.8%	116	84.1%	2.7	170.0%
Pembroke Park (Town)	0	-100.0%	0	-100.0%	1	N/A	12.0	N/A
Pembroke Pines (City)	260	-15.6%	120	-13.7%	158	110.7%	1.9	171.4%
Plantation (City)	182	-13.7%	93	-17.0%	153	104.0%	2.7	170.0%
Pompano Beach (City)	187	-28.4%	87	-34.6%	181	84.7%	3.1	138.5%
Roosevelt Gardens (CDP)	6	-53.8%	5	-37.5%	4	0.0%	1.6	-5.9%
Sea Ranch Lakes (Village)	2	-66.7%	0	-100.0%	7	250.0%	7.0	288.9%
Southwest Ranches (Town)	23	-47.7%	13	-45.8%	49	69.0%	6.8	195.7%
Sunrise (City)	146	-21.9%	70	-23.1%	87	55.4%	1.9	111.1%
Tamarac (City)	213	-19.3%	107	-23.0%	101	60.3%	1.7	88.9%
Washington Park (CDP)	9	-25.0%	4	-50.0%	5	25.0%	1.5	15.4%
West Park (City)	40	-2.4%	25	4.2%	22	-4.3%	2.0	17.6%
Weston (City)	157	-13.7%	92	-20.7%	126	147.1%	2.5	316.7%
Wilton Manors (City)	52	-13.3%	20	-31.0%	62	195.2%	4.2	281.8%

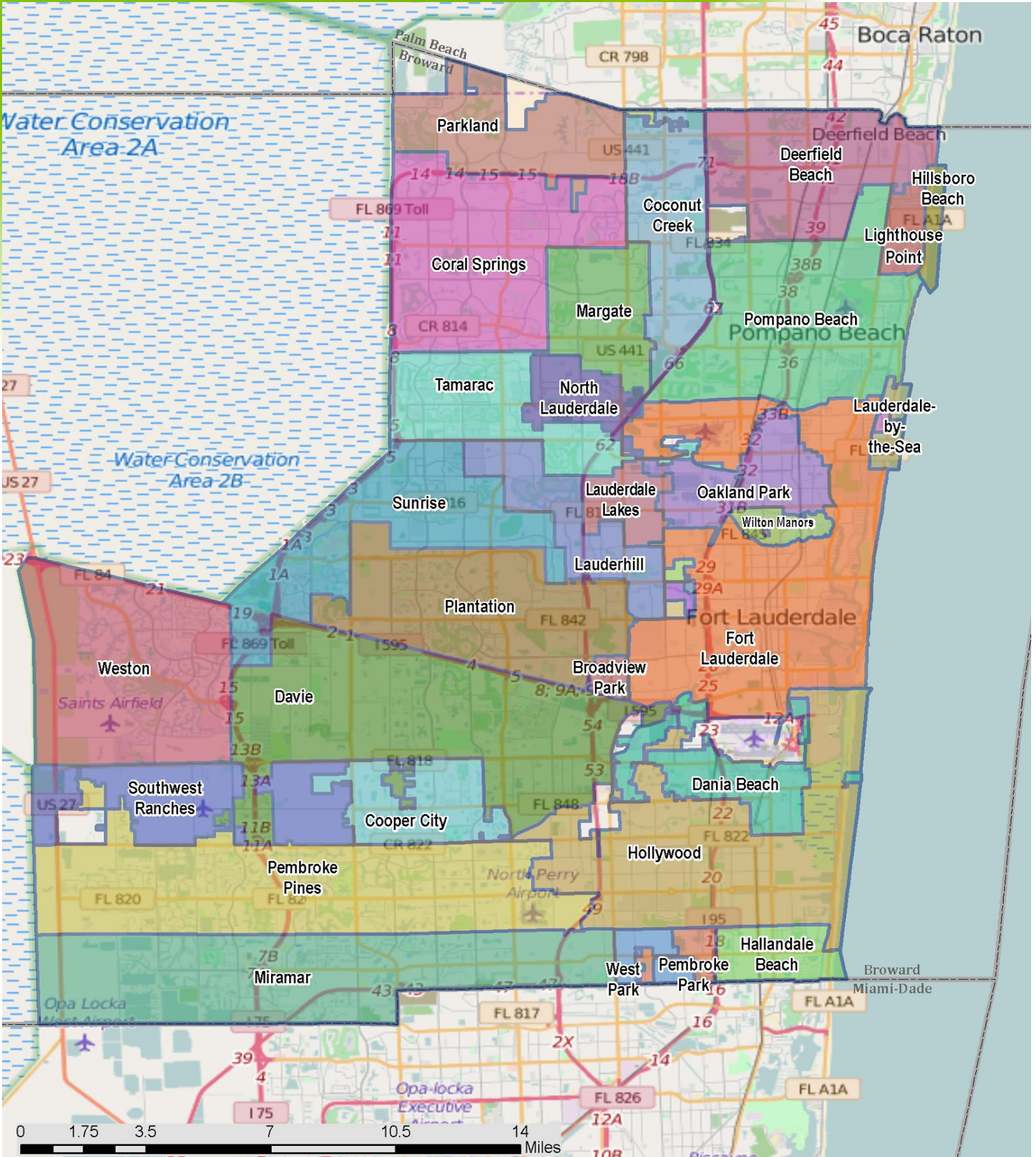
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# Broward County Local Residential Market Metrics - Q1 2023

## Reference Map - Countywide

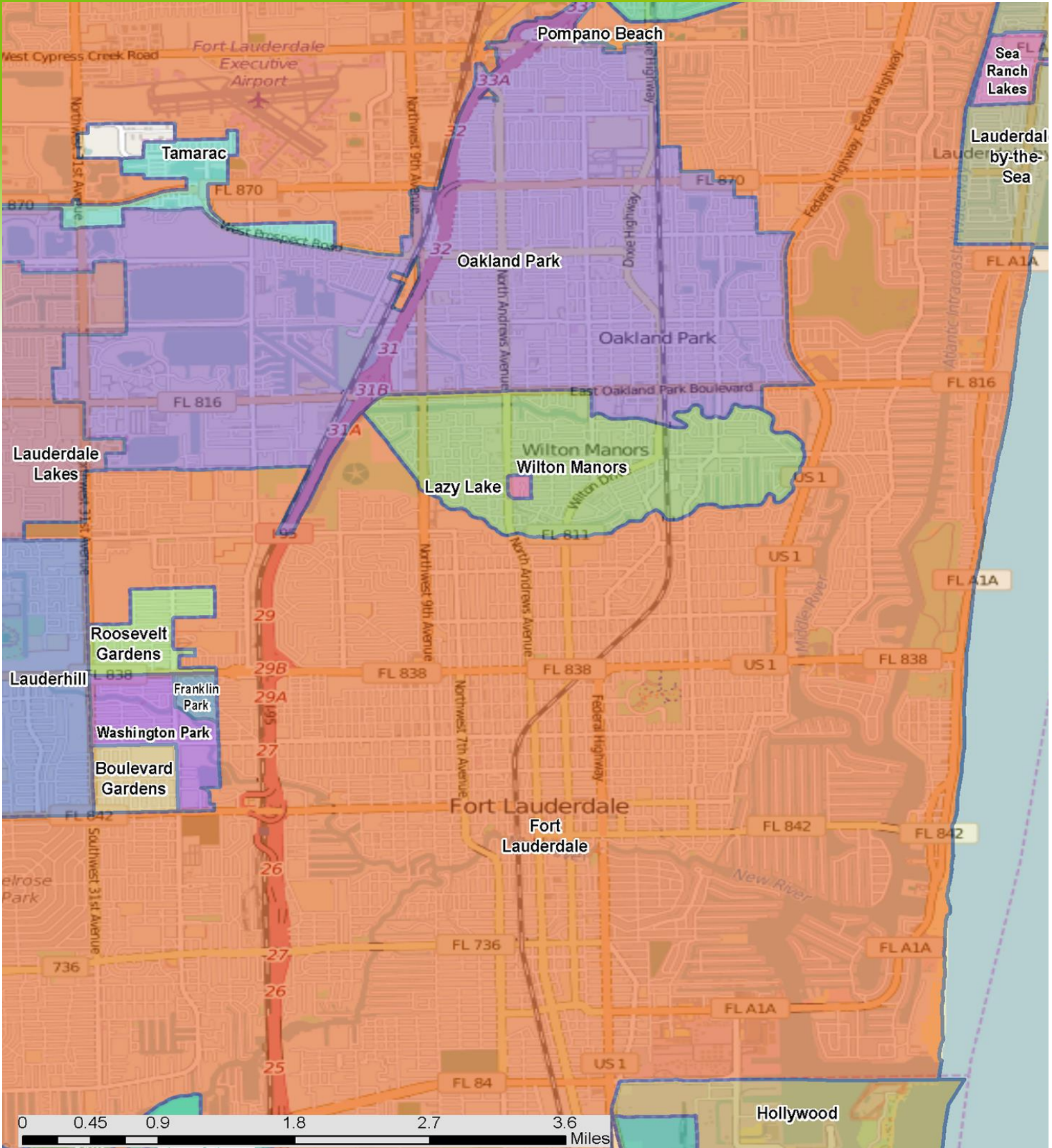
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Broward County Local Residential Market Metrics - Q1 2023  
 Reference Map - East Central Broward  
 Municipalities and Census-Designated Places\*



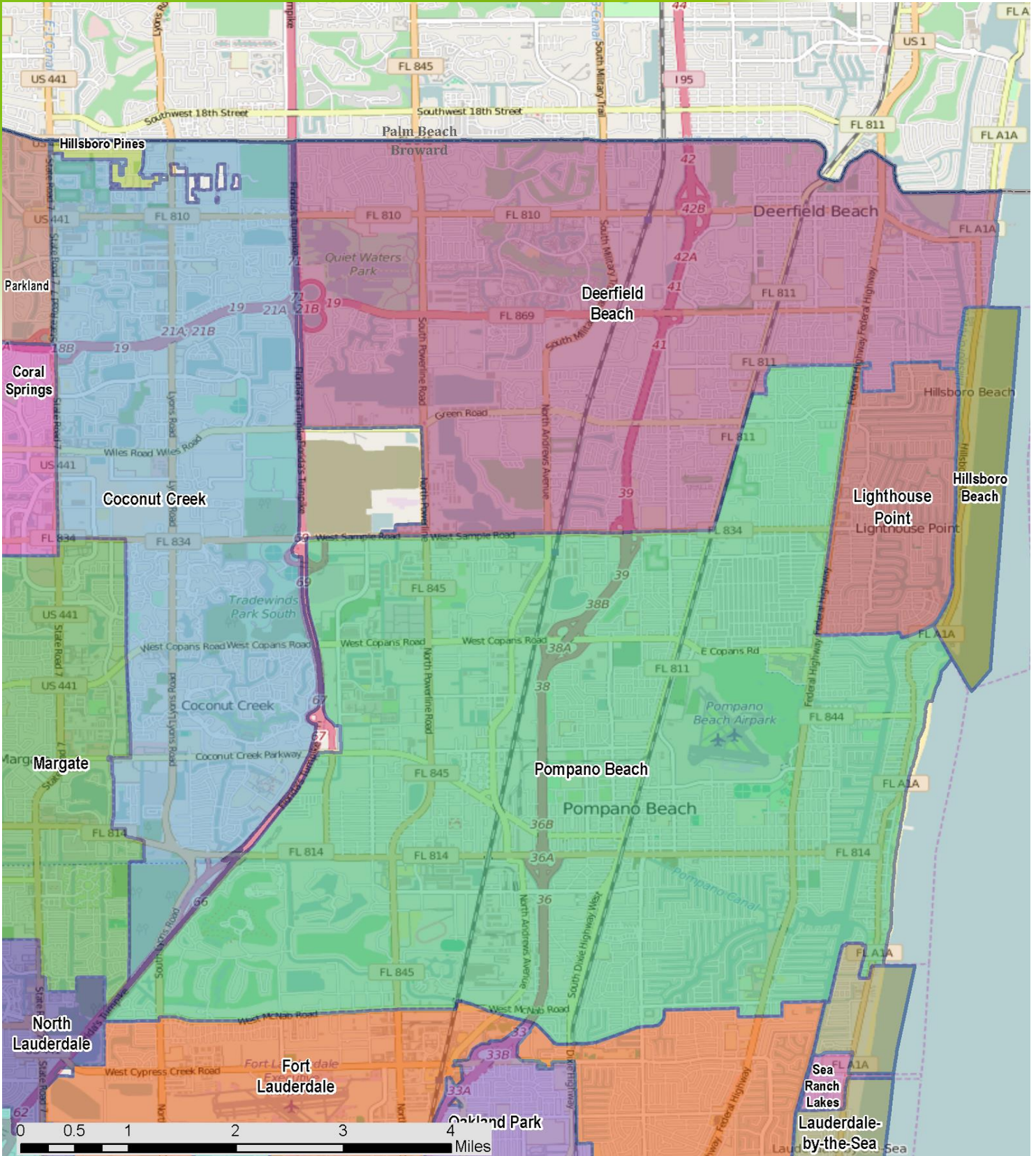
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# Broward County Local Residential Market Metrics - Q1 2023

## Reference Map - Northeast Broward

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