

# Broward County Local Residential Market Metrics - Q1 2023

## 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	3,423	-32.8%	1,901	-35.1%	\$270,000	12.6%	\$354,362	-2.4%
Boulevard Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	1	N/A	1	N/A	\$164,000	N/A	\$164,000	N/A
Coconut Creek (City)	151	-21.4%	76	-16.5%	\$250,000	13.6%	\$257,907	15.7%
Cooper City (City)	17	-15.0%	2	-33.3%	\$420,000	11.6%	\$426,544	16.3%
Coral Springs (City)	124	-18.4%	60	-21.1%	\$220,000	7.3%	\$243,499	4.6%
Dania Beach (City)	45	-10.0%	22	-26.7%	\$299,950	22.4%	\$292,442	12.9%
Davie (Town)	107	-25.7%	50	-19.4%	\$290,000	22.4%	\$312,018	18.7%
Deerfield Beach (City)	278	-22.1%	177	-24.0%	\$192,000	20.0%	\$252,318	18.4%
Fort Lauderdale (City)	439	-40.5%	282	-42.3%	\$432,500	-3.9%	\$716,735	-13.9%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	223	-41.3%	150	-41.9%	\$310,000	4.7%	\$403,413	8.1%
Hillsboro Beach (Town)	22	-26.7%	16	-5.9%	\$525,000	-2.8%	\$708,727	-7.0%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	252	-45.0%	173	-38.7%	\$290,000	-9.1%	\$396,573	-13.2%
Lauderdale Lakes (City)	79	-41.5%	44	-46.3%	\$130,750	36.2%	\$133,788	23.5%
Lauderdale-by-the-Sea (Town)	44	-38.9%	32	-36.0%	\$500,000	-13.0%	\$620,114	-13.6%
Lauderhill (City)	144	-34.2%	78	-42.2%	\$140,000	12.0%	\$158,368	13.3%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	19	-32.1%	15	-28.6%	\$195,000	2.7%	\$251,995	17.3%
Margate (City)	100	-37.5%	44	-50.6%	\$162,500	16.1%	\$195,766	18.3%
Miramar (City)	75	-39.0%	17	-58.5%	\$372,000	18.8%	\$366,971	16.8%
North Lauderdale (City)	42	-35.4%	13	-13.3%	\$250,000	9.6%	\$252,105	13.7%
Oakland Park (City)	72	-42.4%	35	-39.7%	\$238,500	32.5%	\$273,013	35.3%
Parkland (City)	12	-29.4%	4	-33.3%	\$546,500	9.3%	\$539,334	10.0%
Pembroke Park (Town)	5	150.0%	4	N/A	\$108,000	-56.8%	\$155,600	-37.8%
Pembroke Pines (City)	254	-27.2%	135	-30.1%	\$245,000	8.9%	\$273,758	9.3%
Plantation (City)	124	-14.5%	48	-25.0%	\$310,000	31.1%	\$304,415	18.6%
Pompano Beach (City)	294	-30.3%	176	-29.9%	\$279,950	12.0%	\$347,404	6.6%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	2	100.0%	2	100.0%	\$407,000	-27.3%	\$407,000	-27.3%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	211	-23.8%	92	-41.0%	\$199,900	27.7%	\$246,697	27.4%
Tamarac (City)	189	-33.9%	96	-34.7%	\$195,000	11.4%	\$215,302	8.4%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	1	0.0%	0	N/A	\$218,000	-21.3%	\$218,000	-21.3%
Weston (City)	57	-26.9%	34	-24.4%	\$378,500	26.2%	\$420,559	19.5%
Wilton Manors (City)	34	-12.8%	19	46.2%	\$485,000	116.5%	\$460,072	55.3%

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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.
<b>Broward County</b>	<b>\$1.2 Billion</b>	<b>-34.4%</b>	<b>96.2%</b>	<b>-2.4%</b>	<b>29 Days</b>	<b>45.0%</b>	<b>5,810</b>	<b>-9.0%</b>
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Broadview Park (CDP)	\$164,000	N/A	96.5%	N/A	19 Days	N/A	1	N/A
Coconut Creek (City)	\$38.9 Million	-9.0%	95.7%	-4.3%	38 Days	171.4%	215	-11.5%
Cooper City (City)	\$7.3 Million	-1.1%	99.4%	-2.1%	18 Days	157.1%	16	-36.0%
Coral Springs (City)	\$30.2 Million	-14.7%	97.2%	-2.3%	16 Days	14.3%	175	-10.7%
Dania Beach (City)	\$13.2 Million	1.6%	95.9%	-3.3%	27 Days	-6.9%	61	-23.8%
Davie (Town)	\$33.4 Million	-11.8%	97.7%	-0.9%	18 Days	0.0%	137	-15.4%
Deerfield Beach (City)	\$70.1 Million	-7.8%	95.9%	-3.1%	27 Days	80.0%	426	-7.2%
Fort Lauderdale (City)	\$314.6 Million	-48.8%	94.8%	-3.3%	39 Days	50.0%	843	0.8%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$90.0 Million	-36.6%	94.0%	-2.9%	45 Days	4.7%	448	-8.4%
Hillsboro Beach (Town)	\$15.6 Million	-31.8%	95.3%	-0.9%	43 Days	65.4%	45	25.0%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$99.9 Million	-52.2%	95.5%	-1.8%	30 Days	0.0%	452	-19.0%
Lauderdale Lakes (City)	\$10.6 Million	-27.7%	96.3%	-2.5%	27 Days	-18.2%	176	0.0%
Lauderdale-by-the-Sea (Town)	\$27.3 Million	-47.2%	92.2%	-4.9%	58 Days	61.1%	83	-2.4%
Lauderhill (City)	\$22.8 Million	-25.5%	96.1%	-1.2%	41 Days	51.9%	340	-4.0%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$4.8 Million	-20.4%	95.4%	-4.6%	27 Days	107.7%	50	28.2%
Margate (City)	\$19.6 Million	-26.0%	97.6%	-2.4%	21 Days	40.0%	201	9.8%
Miramar (City)	\$27.5 Million	-28.8%	97.9%	-2.1%	26 Days	116.7%	95	-34.5%
North Lauderdale (City)	\$10.6 Million	-26.5%	97.9%	-2.1%	38 Days	245.5%	56	-24.3%
Oakland Park (City)	\$19.7 Million	-22.0%	98.4%	-0.1%	16 Days	0.0%	116	-22.7%
Parkland (City)	\$6.5 Million	-22.3%	96.6%	-4.0%	21 Days	110.0%	18	-10.0%
Pembroke Park (Town)	\$778,000	55.6%	100.0%	-2.6%	13 Days	62.5%	13	116.7%
Pembroke Pines (City)	\$69.5 Million	-20.5%	97.1%	-2.9%	27 Days	68.8%	369	-11.1%
Plantation (City)	\$37.7 Million	1.4%	97.8%	-2.2%	19 Days	46.2%	178	-3.3%
Pompano Beach (City)	\$102.1 Million	-25.7%	95.8%	-2.7%	31 Days	106.7%	534	1.9%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	\$814,000	45.4%	81.6%	-12.5%	137 Days	661.1%	2	-33.3%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$52.1 Million	-2.9%	96.4%	-2.3%	33 Days	22.2%	309	-18.5%
Tamarac (City)	\$40.7 Million	-28.4%	97.4%	-2.6%	26 Days	44.4%	323	-14.3%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$218,000	-21.3%	101.4%	9.9%	4 Days	-93.5%	0	-100.0%
Weston (City)	\$24.0 Million	-12.7%	96.4%	-3.6%	25 Days	92.3%	62	-24.4%
Wilton Manors (City)	\$15.6 Million	35.4%	97.0%	-2.3%	10 Days	-47.4%	59	5.4%

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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.
<b>Broward County</b>	<b>4,723</b>	<b>-28.1%</b>	<b>2,393</b>	<b>-31.1%</b>	<b>4,377</b>	<b>74.8%</b>	<b>3.2</b>	<b>128.6%</b>
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	1	N/A	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	217	-15.6%	111	-24.5%	136	112.5%	2.4	166.7%
Cooper City (City)	17	-29.2%	6	-53.8%	7	250.0%	1.0	400.0%
Coral Springs (City)	175	-9.8%	87	-17.9%	100	66.7%	1.9	90.0%
Dania Beach (City)	64	-7.2%	30	-16.7%	39	18.2%	2.6	52.9%
Davie (Town)	125	-24.7%	56	-39.8%	54	50.0%	1.3	116.7%
Deerfield Beach (City)	379	-18.7%	171	-34.5%	270	92.9%	2.7	125.0%
Fort Lauderdale (City)	602	-32.1%	323	-30.8%	782	129.3%	4.4	266.7%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	325	-33.9%	161	-38.8%	484	48.9%	5.2	116.7%
Hillsboro Beach (Town)	27	-32.5%	12	-45.5%	45	221.4%	6.4	481.8%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	295	-50.3%	133	-52.7%	488	67.7%	4.7	147.4%
Lauderdale Lakes (City)	129	-35.5%	75	-37.0%	130	116.7%	4.1	156.3%
Lauderdale-by-the-Sea (Town)	59	-34.4%	32	-36.0%	76	111.1%	4.3	207.1%
Lauderhill (City)	254	-28.2%	164	-26.5%	306	64.5%	4.4	91.3%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	35	6.1%	19	26.7%	43	207.1%	5.1	264.3%
Margate (City)	159	-28.7%	84	-20.8%	120	140.0%	2.7	200.0%
Miramar (City)	97	-31.7%	51	-31.1%	37	-7.5%	1.2	33.3%
North Lauderdale (City)	58	-20.5%	26	-25.7%	35	45.8%	2.2	100.0%
Oakland Park (City)	107	-24.6%	62	0.0%	50	8.7%	1.7	54.5%
Parkland (City)	16	-20.0%	6	-40.0%	8	300.0%	1.7	466.7%
Pembroke Park (Town)	7	600.0%	7	N/A	11	57.1%	6.0	-14.3%
Pembroke Pines (City)	348	-19.1%	179	-20.1%	193	54.4%	1.9	90.0%
Plantation (City)	166	-13.1%	81	-16.5%	83	62.7%	1.9	137.5%
Pompano Beach (City)	420	-19.4%	218	-14.5%	399	119.2%	3.7	208.3%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	1	0.0%	0	-100.0%	2	0.0%	3.0	-50.0%
Southwest Ranches (Town)	1	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	251	-36.0%	128	-39.6%	234	41.0%	2.7	58.8%
Tamarac (City)	278	-28.2%	136	-36.7%	174	38.1%	2.2	69.2%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	0	-100.0%	1	0.0%	0	N/A	0.0	N/A
Weston (City)	60	-34.8%	22	-43.6%	23	27.8%	1.0	100.0%
Wilton Manors (City)	49	-3.9%	22	-21.4%	23	64.3%	1.7	88.9%

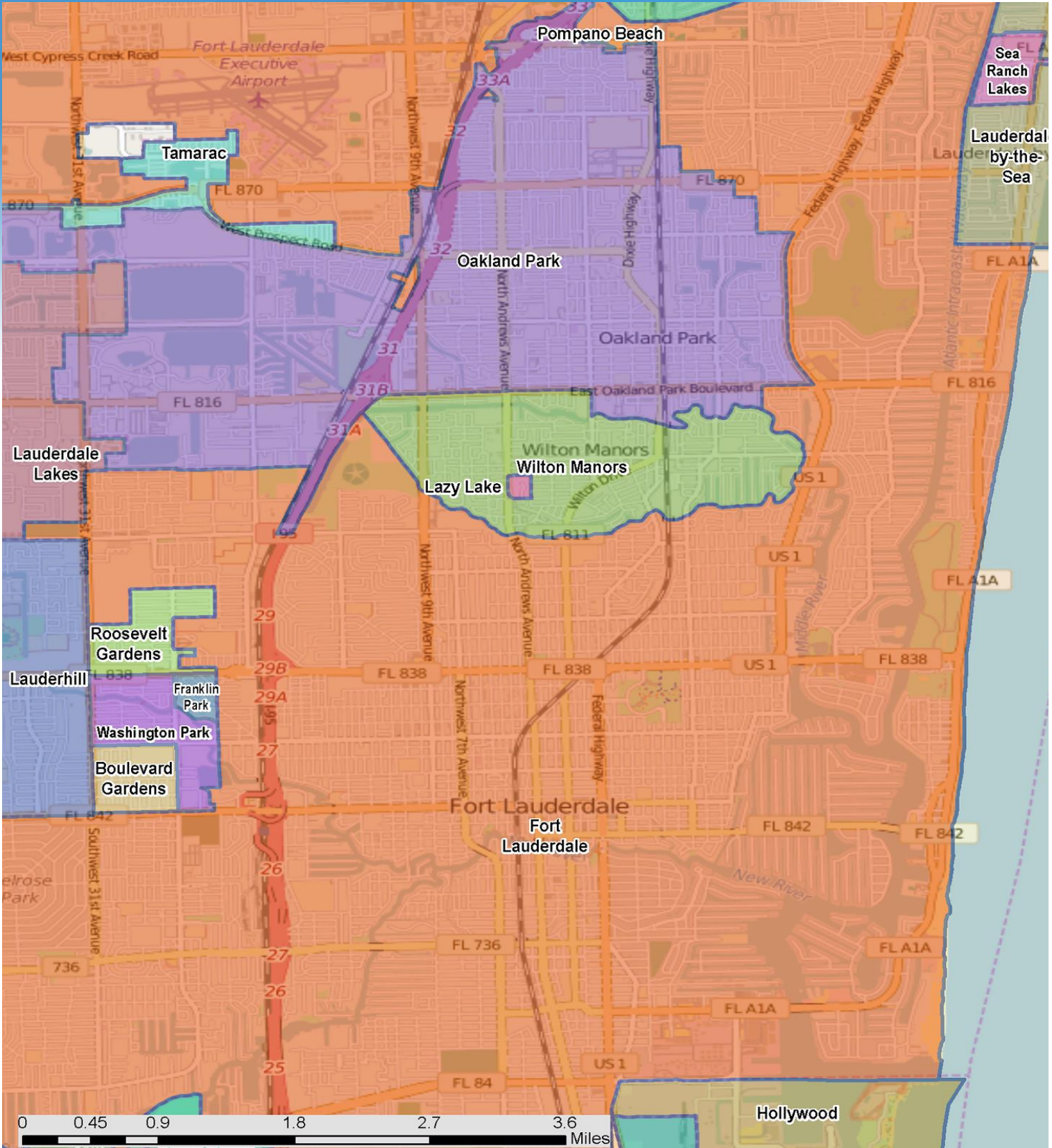
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## Reference Map - East Central Broward

### Municipalities and Census-Designated Places\*

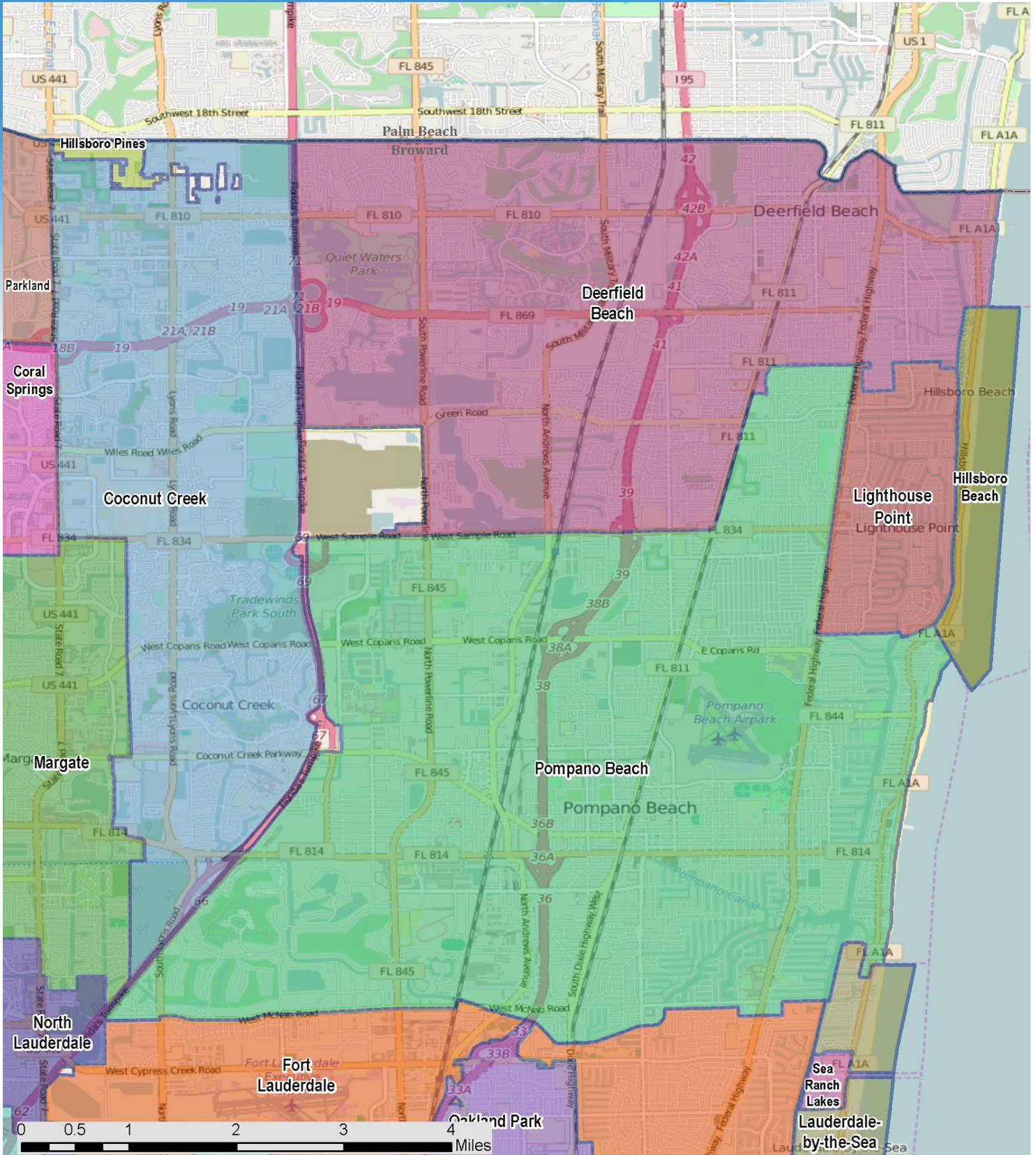


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## Reference Map - Northeast Broward

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