

# Broward County Local Residential Market Metrics - Q2 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>3,590</b>	<b>-18.0%</b>	<b>874</b>	<b>-29.7%</b>	<b>\$595,000</b>	<b>3.4%</b>	<b>\$780,890</b>	<b>-3.5%</b>
Boulevard Gardens (CDP)	6	20.0%	0	-100.0%	\$370,000	10.4%	\$379,167	15.8%
Broadview Park (CDP)	14	40.0%	4	N/A	\$420,000	-0.4%	\$403,850	2.4%
Coconut Creek (City)	84	-14.3%	12	-40.0%	\$578,500	4.2%	\$585,377	1.7%
Cooper City (City)	81	-3.6%	21	-4.5%	\$676,000	5.6%	\$733,819	2.1%
Coral Springs (City)	268	-20.9%	46	-45.2%	\$654,500	-2.3%	\$684,175	-1.3%
Dania Beach (City)	39	-23.5%	14	-30.0%	\$552,500	-3.9%	\$621,919	1.8%
Davie (Town)	175	-12.1%	45	-25.0%	\$765,000	5.5%	\$972,470	1.7%
Deerfield Beach (City)	116	-10.8%	37	-15.9%	\$512,200	11.3%	\$698,403	33.8%
Fort Lauderdale (City)	399	-24.9%	157	-27.3%	\$711,000	0.1%	\$1,336,900	-6.8%
Franklin Park (CDP)	2	100.0%	0	-100.0%	\$330,500	34.9%	\$330,500	34.9%
Hallandale Beach (City)	20	-31.0%	6	-60.0%	\$470,000	4.4%	\$1,192,103	24.0%
Hillsboro Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hillsboro Pines (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	298	-20.3%	92	-33.3%	\$530,000	9.3%	\$686,525	-0.2%
Lauderdale Lakes (City)	37	-22.9%	4	-33.3%	\$425,000	11.8%	\$411,426	9.5%
Lauderdale-by-the-Sea (Town)	5	-64.3%	2	-81.8%	\$1,230,000	-13.7%	\$1,193,000	-21.8%
Lauderhill (City)	90	-7.2%	15	15.4%	\$415,000	4.8%	\$427,692	5.1%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	48	-9.4%	19	-40.6%	\$1,225,000	-2.0%	\$1,808,145	-11.0%
Margate (City)	125	-18.3%	16	-36.0%	\$460,000	3.4%	\$444,697	4.9%
Miramar (City)	184	-26.7%	29	-27.5%	\$590,000	5.2%	\$638,518	4.2%
North Lauderdale (City)	57	-10.9%	7	-36.4%	\$405,000	8.4%	\$387,714	6.4%
Oakland Park (City)	107	-29.6%	32	-34.7%	\$530,000	6.1%	\$583,879	8.3%
Parkland (City)	163	-7.4%	54	8.0%	\$1,125,000	-2.2%	\$1,188,218	-6.9%
Pembroke Park (Town)	2	100.0%	1	N/A	\$537,500	49.3%	\$537,500	49.3%
Pembroke Pines (City)	272	-11.7%	39	-22.0%	\$619,000	-2.6%	\$643,118	-3.2%
Plantation (City)	194	-13.8%	54	-26.0%	\$665,000	2.3%	\$713,144	-7.3%
Pompano Beach (City)	169	-24.6%	60	-32.6%	\$450,000	-4.3%	\$660,971	-17.1%
Roosevelt Gardens (CDP)	6	-33.3%	1	-50.0%	\$302,700	-14.6%	\$343,733	1.5%
Sea Ranch Lakes (Village)	4	-33.3%	2	-50.0%	\$3,985,000	32.8%	\$4,379,288	34.4%
Southwest Ranches (Town)	22	-8.3%	10	0.0%	\$1,150,000	-37.0%	\$2,073,500	-27.1%
Sunrise (City)	165	-2.4%	20	0.0%	\$495,000	5.3%	\$495,646	3.6%
Tamarac (City)	182	-18.4%	19	-40.6%	\$389,300	9.7%	\$424,391	8.5%
Washington Park (CDP)	5	-64.3%	0	-100.0%	\$485,000	82.7%	\$423,000	44.5%
West Park (City)	35	-23.9%	7	-22.2%	\$407,500	10.1%	\$410,029	12.6%
Weston (City)	183	-15.7%	37	-40.3%	\$885,000	-0.6%	\$981,598	-7.3%
Wilton Manors (City)	47	-13.0%	18	-28.0%	\$860,000	8.9%	\$937,115	8.3%

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# Broward County Local Residential Market Metrics - Q2 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>\$2.8 Billion</b>	<b>-20.9%</b>	<b>97.3%</b>	<b>-3.2%</b>	<b>25 Days</b>	<b>108.3%</b>	<b>4,413</b>	<b>-26.3%</b>
Boulevard Gardens (CDP)	\$2.3 Million	39.0%	99.4%	-2.5%	12 Days	50.0%	12	140.0%
Broadview Park (CDP)	\$5.7 Million	43.4%	96.8%	-2.1%	45 Days	275.0%	14	-12.5%
Coconut Creek (City)	\$49.2 Million	-12.9%	98.2%	-3.5%	20 Days	150.0%	77	-38.9%
Cooper City (City)	\$59.4 Million	-1.5%	98.0%	-3.5%	15 Days	66.7%	106	-7.0%
Coral Springs (City)	\$183.4 Million	-22.0%	97.5%	-5.2%	24 Days	166.7%	298	-29.7%
Dania Beach (City)	\$24.3 Million	-22.2%	95.5%	-4.5%	45 Days	221.4%	61	-29.1%
Davie (Town)	\$170.2 Million	-10.6%	96.8%	-4.3%	28 Days	154.5%	198	-23.8%
Deerfield Beach (City)	\$81.0 Million	19.4%	97.3%	-2.7%	21 Days	110.0%	132	-22.8%
Fort Lauderdale (City)	\$533.4 Million	-29.9%	95.0%	-5.0%	38 Days	192.3%	568	-28.6%
Franklin Park (CDP)	\$661,000	169.8%	100.1%	0.1%	7 Days	-93.1%	0	-100.0%
Hallandale Beach (City)	\$23.8 Million	-14.5%	99.5%	1.0%	27 Days	92.9%	35	-12.5%
Hillsboro Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	0.0%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	50.0%
Hollywood (City)	\$204.6 Million	-20.5%	97.2%	-2.8%	31 Days	138.5%	409	-26.0%
Lauderdale Lakes (City)	\$15.2 Million	-15.6%	96.8%	-4.0%	32 Days	190.9%	40	-32.2%
Lauderdale-by-the-Sea (Town)	\$6.0 Million	-72.1%	89.8%	-10.5%	8 Days	-27.3%	16	45.5%
Lauderhill (City)	\$38.5 Million	-2.5%	97.5%	-2.8%	27 Days	68.8%	113	-3.4%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Lighthouse Point (City)	\$86.8 Million	-19.4%	93.0%	-2.9%	38 Days	72.7%	51	-37.0%
Margate (City)	\$55.6 Million	-14.3%	98.2%	-3.1%	20 Days	66.7%	130	-30.5%
Miramar (City)	\$117.5 Million	-23.6%	98.2%	-4.0%	27 Days	92.9%	271	-26.4%
North Lauderdale (City)	\$22.1 Million	-5.2%	100.0%	-0.1%	21 Days	50.0%	57	-24.0%
Oakland Park (City)	\$62.5 Million	-23.7%	96.8%	-3.9%	25 Days	127.3%	146	-20.2%
Parkland (City)	\$193.7 Million	-13.8%	95.3%	-4.7%	28 Days	133.3%	219	-12.4%
Pembroke Park (Town)	\$1.1 Million	198.6%	95.6%	-4.4%	1 Day	-95.0%	1	N/A
Pembroke Pines (City)	\$174.9 Million	-14.5%	99.4%	-3.5%	16 Days	60.0%	286	-37.0%
Plantation (City)	\$138.3 Million	-20.1%	97.8%	-3.1%	23 Days	91.7%	221	-28.0%
Pompano Beach (City)	\$111.7 Million	-37.5%	95.0%	-5.0%	30 Days	100.0%	227	-28.4%
Roosevelt Gardens (CDP)	\$2.1 Million	-32.3%	93.1%	-6.9%	42 Days	200.0%	5	-66.7%
Sea Ranch Lakes (Village)	\$17.5 Million	-10.4%	88.8%	-11.2%	75 Days	581.8%	7	75.0%
Southwest Ranches (Town)	\$45.6 Million	-33.2%	100.0%	4.0%	22 Days	-56.9%	47	51.6%
Sunrise (City)	\$81.8 Million	1.2%	100.0%	-2.9%	14 Days	40.0%	187	-17.3%
Tamarac (City)	\$77.2 Million	-11.5%	97.6%	-2.4%	27 Days	125.0%	187	-25.8%
Washington Park (CDP)	\$2.1 Million	-48.4%	100.0%	6.6%	86 Days	177.4%	10	-41.2%
West Park (City)	\$14.4 Million	-14.3%	100.0%	0.0%	16 Days	33.3%	40	-16.7%
Weston (City)	\$179.6 Million	-21.8%	97.2%	-2.8%	21 Days	133.3%	190	-42.2%
Wilton Manors (City)	\$44.0 Million	-5.8%	95.0%	-5.0%	48 Days	269.2%	62	-19.5%

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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>3,885</b>	<b>-11.7%</b>	<b>1,802</b>	<b>-10.2%</b>	<b>2,826</b>	<b>1.0%</b>	<b>2.7</b>	<b>42.1%</b>
Boulevard Gardens (CDP)	9	80.0%	6	20.0%	7	250.0%	4.4	193.3%
Broadview Park (CDP)	13	44.4%	4	-50.0%	8	14.3%	1.9	-5.0%
Coconut Creek (City)	76	-8.4%	27	-10.0%	33	-38.9%	1.3	-23.5%
Cooper City (City)	84	-20.0%	33	-26.7%	51	59.4%	2.3	109.1%
Coral Springs (City)	307	-8.4%	127	-5.9%	120	-21.6%	1.6	14.3%
Dania Beach (City)	41	-36.9%	25	-26.5%	55	17.0%	4.3	65.4%
Davie (Town)	170	-12.4%	71	-15.5%	129	14.2%	2.7	50.0%
Deerfield Beach (City)	115	-7.3%	58	3.6%	67	-5.6%	2.0	25.0%
Fort Lauderdale (City)	431	-15.3%	221	-8.3%	555	10.1%	4.7	62.1%
Franklin Park (CDP)	2	0.0%	0	-100.0%	2	0.0%	4.8	-60.0%
Hallandale Beach (City)	18	-21.7%	7	-50.0%	33	17.9%	4.4	41.9%
Hillsboro Beach (Town)	0	N/A	0	N/A	3	0.0%	36.0	N/A
Hillsboro Pines (CDP)	0	-100.0%	0	-100.0%	3	200.0%	9.0	800.0%
Hollywood (City)	319	-7.8%	175	5.4%	341	12.5%	3.9	62.5%
Lauderdale Lakes (City)	46	-19.3%	20	-35.5%	21	90.9%	2.5	150.0%
Lauderdale-by-the-Sea (Town)	6	-33.3%	3	-25.0%	24	300.0%	10.3	692.3%
Lauderhill (City)	107	0.9%	53	-1.9%	50	8.7%	2.0	33.3%
Lazy Lake (Village)	0	N/A	0	-100.0%	2	N/A	24.0	N/A
Lighthouse Point (City)	51	13.3%	22	29.4%	61	1.7%	4.9	58.1%
Margate (City)	122	-22.8%	57	-20.8%	51	-29.2%	1.4	-12.5%
Miramar (City)	212	-23.7%	118	-8.5%	146	-7.0%	2.4	33.3%
North Lauderdale (City)	64	-14.7%	34	-24.4%	23	-8.0%	1.3	8.3%
Oakland Park (City)	122	-0.8%	54	12.5%	77	-10.5%	2.5	38.9%
Parkland (City)	181	22.3%	104	50.7%	126	-8.7%	3.1	29.2%
Pembroke Park (Town)	2	N/A	0	N/A	0	N/A	0.0	N/A
Pembroke Pines (City)	299	-18.8%	113	-31.9%	113	-21.0%	1.4	0.0%
Plantation (City)	200	-9.9%	75	-20.2%	148	3.5%	2.7	35.0%
Pompano Beach (City)	208	-8.8%	99	2.1%	169	-1.7%	3.1	34.8%
Roosevelt Gardens (CDP)	4	-60.0%	3	-50.0%	5	-50.0%	2.2	-37.1%
Sea Ranch Lakes (Village)	5	400.0%	0	N/A	8	300.0%	9.6	433.3%
Southwest Ranches (Town)	28	27.3%	17	13.3%	54	50.0%	7.7	140.6%
Sunrise (City)	193	-2.5%	78	-8.2%	64	-13.5%	1.4	7.7%
Tamarac (City)	200	-8.3%	98	-3.9%	83	-2.4%	1.5	25.0%
Washington Park (CDP)	12	-7.7%	8	60.0%	4	-60.0%	1.5	-48.3%
West Park (City)	35	-27.1%	18	12.5%	28	21.7%	2.7	58.8%
Weston (City)	172	-22.5%	69	-36.7%	117	-14.0%	2.5	38.9%
Wilton Manors (City)	47	-2.1%	17	-15.0%	69	56.8%	4.8	84.6%

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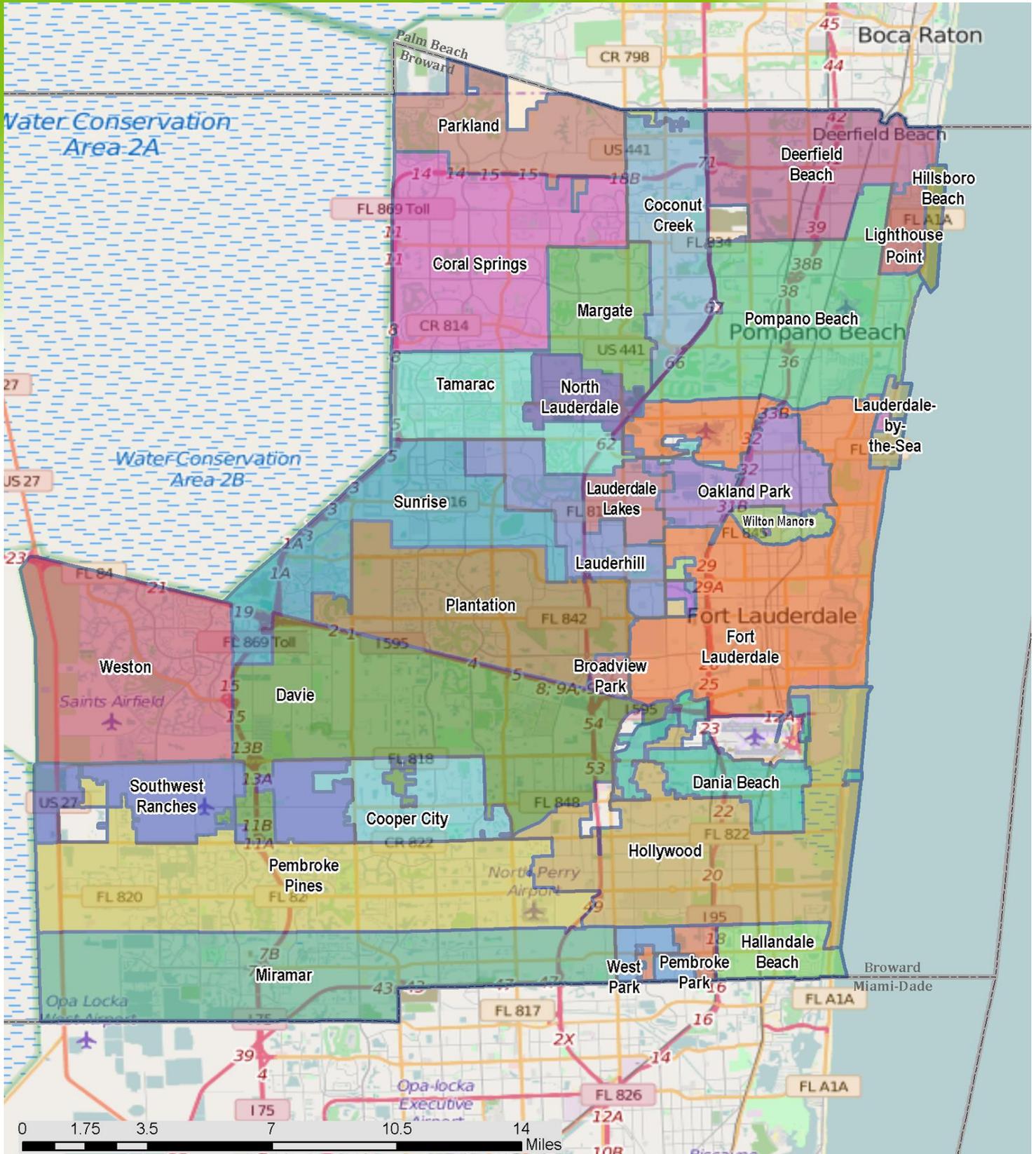
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## Reference Map - Countywide

### Municipalities and Census-Designated Places\*



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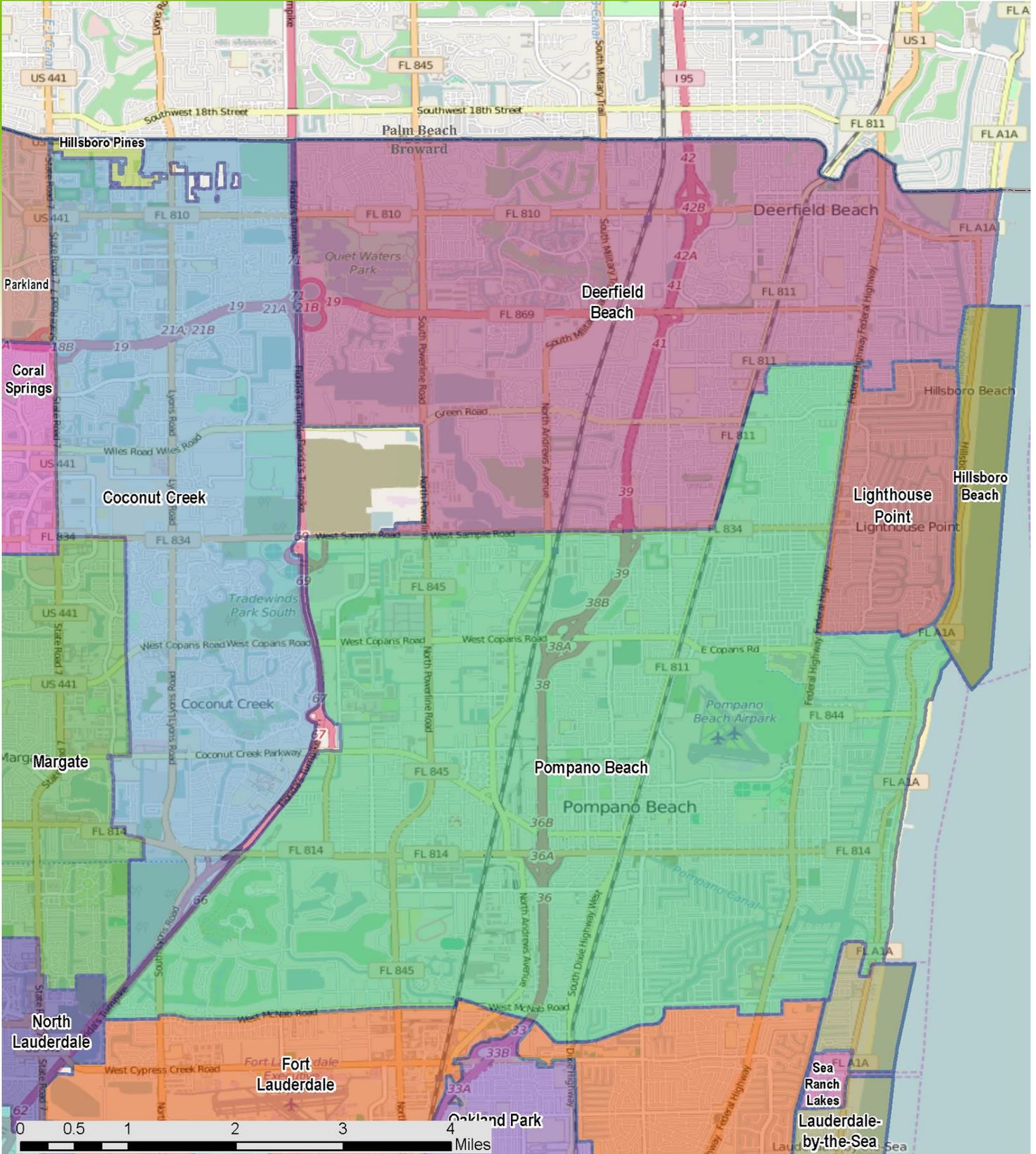
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## Reference Map - Northeast Broward Municipalities and Census-Designated Places\*



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