Broward County Local Residential Market Metrics - Q3 2023
Single-Family Homes
Municipalities and Census-Designated Places*

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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	3,286	-4.7%	853	-2.8%	$600,000	5.3%	$810,609	7.4%
Boulevard Gardens (CDP)	5	25.0%	0	-100.0%	$415,990	73.3%	$390,716	63.9%
Broadview Park (CDP)	11	-35.3%	3	-50.0%	$405,000	2.5%	$424,207	9.1%
Coconut Creek (City)	55	-25.7%	8	-55.6%	$567,500	-3.1%	$557,691	-4.0%
Cooper City (City)	79	-3.7%	15	-6.3%	$780,000	10.6%	$859,005	14.2%
Coral Springs (City)	242	-2.8%	46	9.5%	$700,000	7.7%	$704,469	0.5%
Dania Beach (City)	33	-13.2%	11	-35.3%	$565,000	8.0%	$570,954	-17.6%
Davie (Town)	152	-9.0%	38	-26.9%	$767,500	3.7%	$961,563	11.4%
Deerfield Beach (City)	111	12.1%	36	28.6%	$525,000	10.8%	$607,669	2.2%
Fort Lauderdale (City)	397	6.1%	154	-4.3%	$600,000	1.8%	$1,338,636	0.6%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	22	-12.0%	9	-35.7%	$507,500	17.2%	$1,087,913	64.8%
Hillsboro Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hillsboro Pines (CDP)	2	0.0%	1	-50.0%	$510,000	-56.6%	$510,000	-56.6%
Hollywood (City)	285	-0.3%	81	12.5%	$535,000	7.0%	$669,929	6.2%
Lauderdale Lakes (City)	21	-16.0%	3	50.0%	$406,500	4.2%	$401,714	6.3%
Lauderdale-by-the-Sea (Town)	6	-45.5%	4	-42.9%	$1,205,000	33.9%	$1,370,833	29.4%
Lauderhill (City)	85	30.8%	18	12.5%	$437,500	10.8%	$444,862	12.6%
Lazy Lake (Village)	1	N/A	0	N/A	$1,600,000	N/A	$1,600,000	N/A
Lighthouse Point (City)	40	17.6%	21	50.0%	$1,367,500	15.6%	$1,886,704	14.0%
Margate (City)	98	-21.0%	18	20.0%	$440,000	0.0%	$429,003	-0.7%
Miramar (City)	197	-14.0%	26	-18.8%	$622,000	7.2%	$678,593	7.5%
North Lauderdale (City)	59	15.7%	7	-53.3%	$391,000	0.3%	$391,979	4.8%
Oakland Park (City)	98	1.0%	25	-13.8%	$510,000	3.0%	$584,436	8.7%
Parkland (City)	165	25.0%	47	34.3%	$1,153,500	-3.5%	$1,276,965	-0.5%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	222	-24.5%	43	-10.4%	$630,000	2.1%	$662,122	3.1%
Plantation (City)	180	-0.6%	46	-2.1%	$700,000	7.7%	$769,560	2.6%
Pompano Beach (City)	160	-5.3%	56	-6.7%	$460,000	-2.1%	$659,393	3.3%
Roosevelt Gardens (CDP)	9	12.5%	3	50.0%	$358,000	16.6%	$339,544	2.0%
Sea Ranch Lakes (Village)	4	100.0%	4	100.0%	$3,328,750	-4.9%	$4,370,201	24.9%
Southwest Ranches (Town)	24	84.6%	10	233.3%	$1,712,500	8.4%	$3,028,750	22.9%
Sunrise (City)	153	-2.5%	22	29.4%	$500,000	6.4%	$495,919	6.0%
Tamarac (City)	159	-9.1%	34	47.8%	$400,000	8.1%	$425,182	7.4%
Washington Park (CDP)	8	-11.1%	2	0.0%	$412,500	10.9%	$414,612	12.9%
West Park (City)	34	6.3%	5	-28.6%	$416,750	4.2%	$414,294	5.6%
Weston (City)	146	-15.6%	43	-8.5%	$850,000	-8.1%	$1,006,131	-1.4%
Wilton Manors (City)	37	-21.3%	17	-19.0%	$755,000	2.7%	$775,727	-1.7%

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Single-Family Homes
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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	$2.7 Billion	2.4%	97.4%	-1.1%	23 Days	27.8%	4,384	-13.9%
Boulevard Gardens (CDP)	$2.0 Million	104.9%	99.1%	-2.9%	105 Days	288.9%	4	33.3%
Broadview Park (CDP)	$4.7 Million	-29.4%	97.4%	-3.5%	19 Days	72.7%	16	-5.9%
Coconut Creek (City)	$30.7 Million	-28.6%	98.3%	-1.7%	14 Days	16.7%	96	-23.8%
Cooper City (City)	$67.9 Million	10.0%	96.9%	-3.1%	18 Days	28.6%	110	-4.3%
Coral Springs (City)	$170.5 Million	-2.3%	97.4%	-1.5%	22 Days	29.4%	284	-17.0%
Dania Beach (City)	$18.8 Million	-28.4%	94.2%	-3.4%	40 Days	207.7%	63	-20.3%
Davie (Town)	$146.2 Million	1.4%	97.6%	-0.2%	23 Days	27.8%	173	-19.9%
Deerfield Beach (City)	$67.5 Million	14.5%	97.3%	0.4%	19 Days	18.8%	162	15.7%
Fort Lauderdale (City)	$531.4 Million	6.8%	95.7%	-1.0%	28 Days	12.0%	613	-1.9%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	-33.3%
Hallandale Beach (City)	$23.9 Million	45.0%	97.8%	1.7%	27 Days	42.1%	34	-37.0%
Hillsboro Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Hillsboro Pines (CDP)	$1.0 Million	-56.6%	103.7%	26.3%	17 Days	-45.2%	1	0.0%
Hollywood (City)	$190.9 Million	5.8%	96.3%	-1.0%	32 Days	52.4%	419	-10.9%
Lauderdale Lakes (City)	$8.4 Million	-10.7%	101.3%	-0.9%	14 Days	75.0%	42	10.5%
Lauderdale-by-the-Sea (Town)	$8.2 Million	-29.4%	93.0%	0.3%	33 Days	57.1%	17	-10.5%
Lauderhill (City)	$37.8 Million	47.2%	98.4%	-0.7%	21 Days	5.0%	95	-7.8%
Lazy Lake (Village)	$1.6 Million	N/A	86.5%	N/A	172 Days	N/A	0	-100.0%
Lighthouse Point (City)	$75.5 Million	34.1%	92.6%	-1.1%	46 Days	58.6%	57	-26.0%
Margate (City)	$42.0 Million	-21.6%	98.9%	-1.1%	15 Days	-25.0%	156	-8.8%
Miramar (City)	$133.7 Million	-7.5%	98.6%	-1.4%	23 Days	21.1%	240	-19.2%
North Lauderdale (City)	$23.1 Million	21.2%	100.0%	0.0%	19 Days	90.0%	77	-3.8%
Oakland Park (City)	$57.3 Million	9.8%	96.8%	0.0%	24 Days	0.0%	139	0.0%
Parkland (City)	$210.7 Million	24.3%	96.1%	0.0%	26 Days	30.0%	156	-24.6%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Pembroke Pines (City)	$147.0 Million	-22.1%	98.3%	-1.7%	16 Days	0.0%	270	-32.8%
Plantation (City)	$138.5 Million	2.0%	97.5%	-0.2%	21 Days	5.0%	225	-11.8%
Pompano Beach (City)	$105.5 Million	-2.2%	96.5%	-0.2%	32 Days	68.4%	245	-15.8%
Roosevelt Gardens (CDP)	$3.1 Million	14.8%	97.9%	-2.6%	16 Days	-54.3%	12	-29.4%
Sea Ranch Lakes (Village)	$17.5 Million	149.7%	88.0%	-7.0%	188 Days	3660.0%	3	-40.0%
Southwest Ranches (Town)	$72.7 Million	126.8%	91.8%	1.2%	40 Days	60.0%	37	-2.6%
Sunrise (City)	$75.9 Million	3.3%	100.0%	0.0%	15 Days	15.4%	167	-9.2%
Tamarac (City)	$67.6 Million	-2.4%	99.5%	0.3%	18 Days	28.6%	217	-9.2%
Washington Park (CDP)	$3.3 Million	0.4%	100.0%	4.3%	9 Days	-78.0%	13	-13.3%
West Park (City)	$14.1 Million	12.2%	98.3%	-2.9%	24 Days	60.0%	41	-12.8%
Weston (City)	$146.9 Million	-16.8%	97.5%	1.0%	18 Days	0.0%	172	-16.1%
Wilton Manors (City)	$28.7 Million	-22.6%	93.0%	-4.2%	55 Days	292.9%	74	12.1%

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Data released on Thursday, October 19, 2023. Next quarterly data release is TBD.

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Single-Family Homes
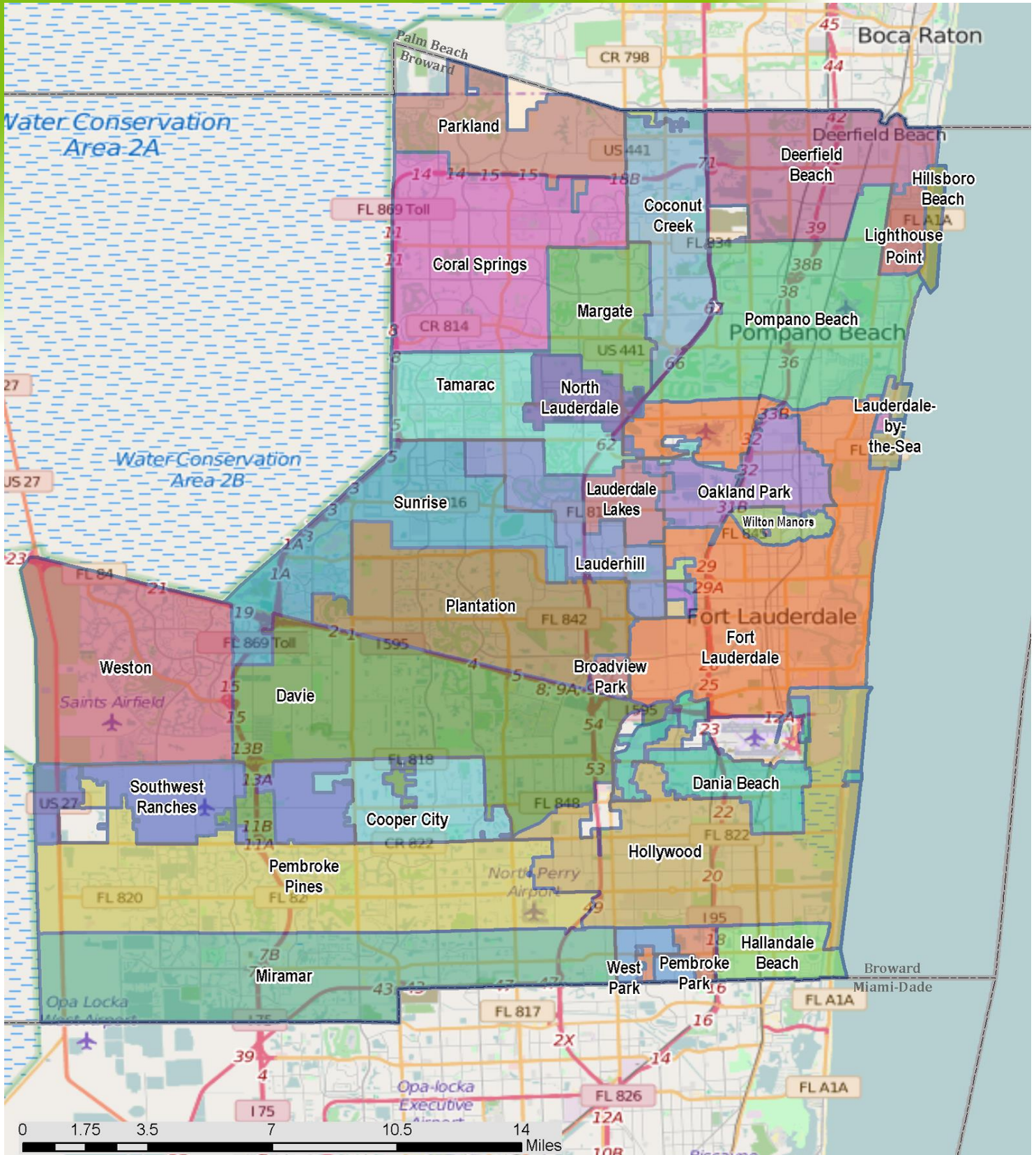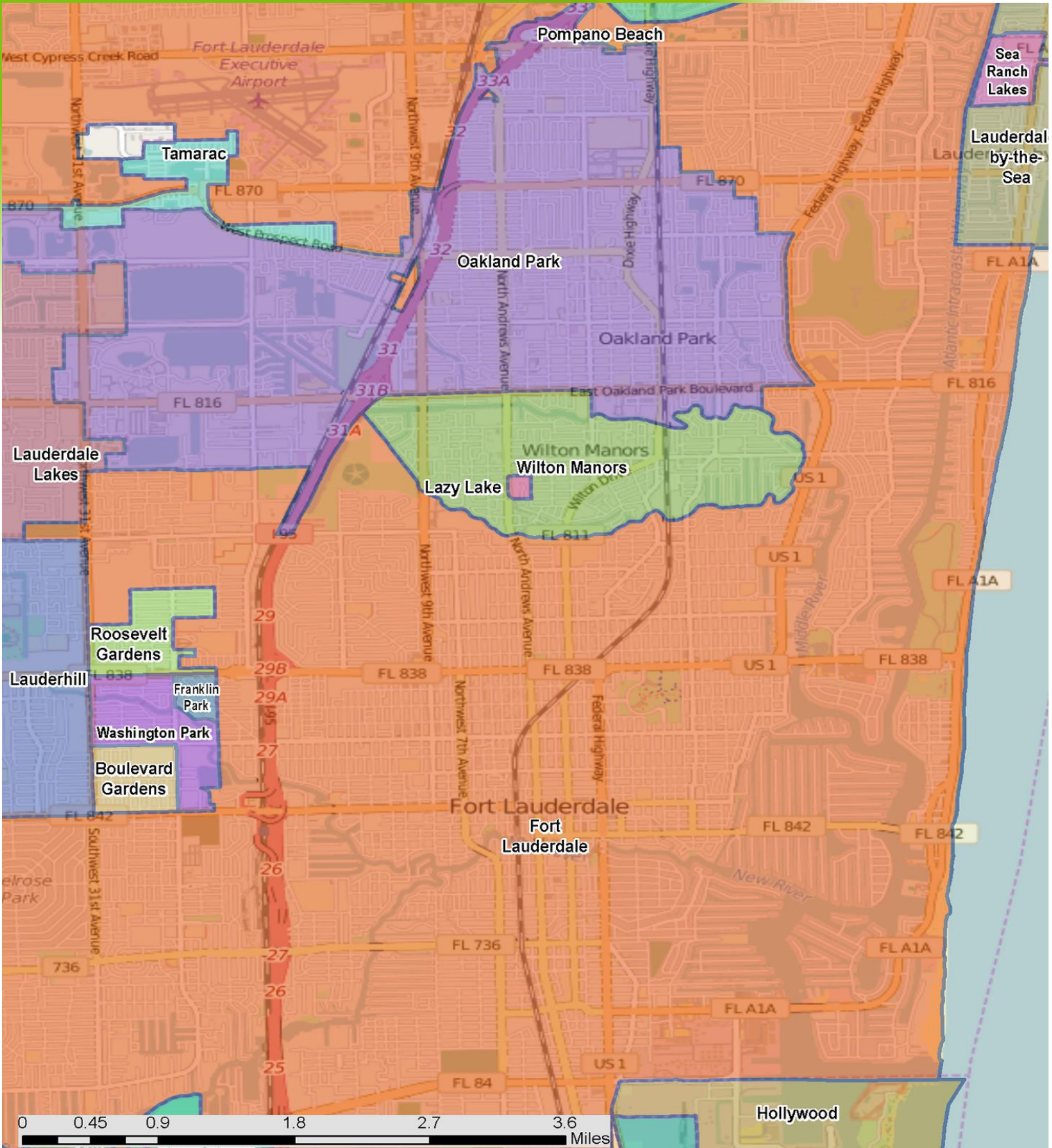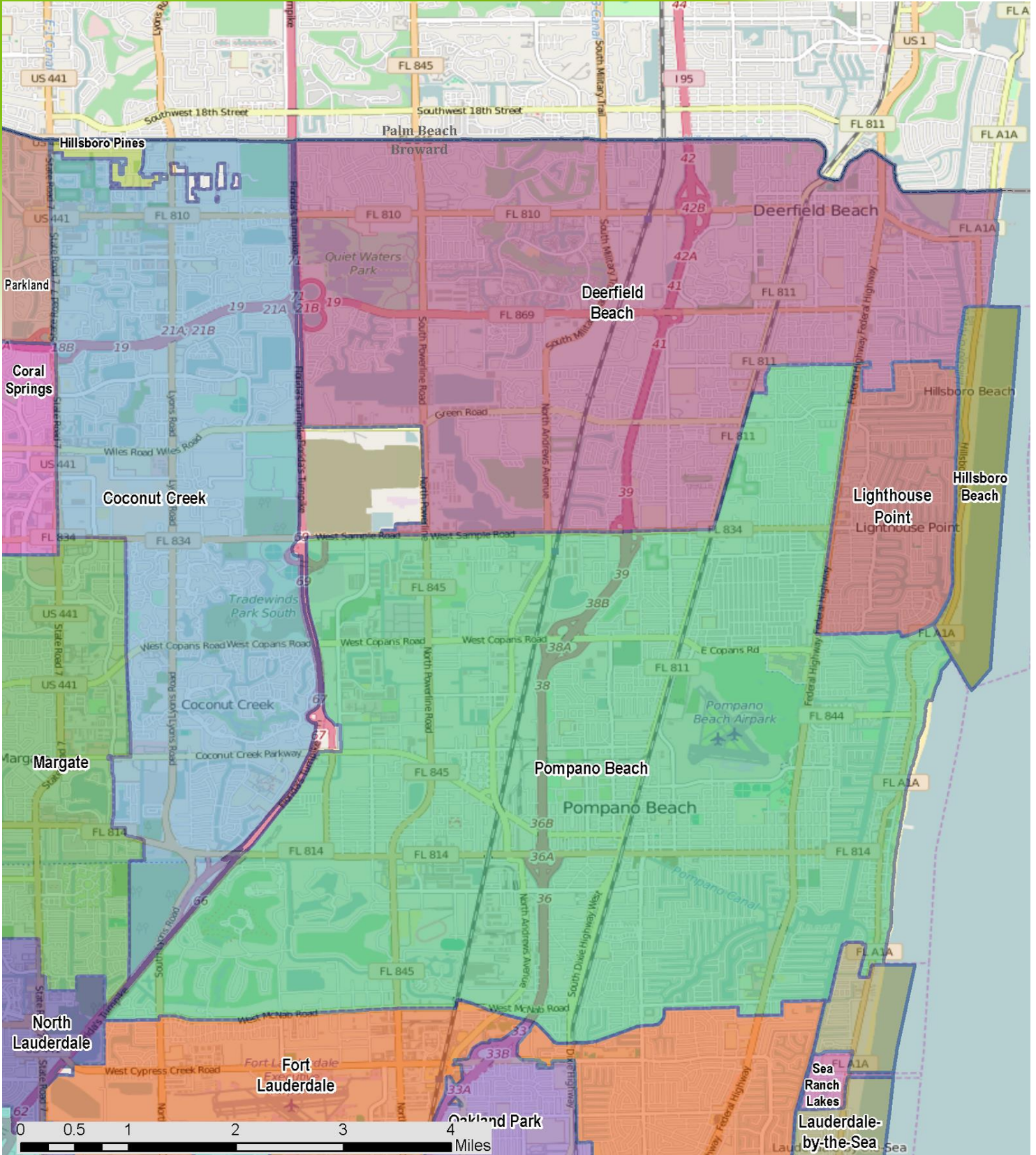## Municipalities and Census-Designated Places*

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.
Broward County	3,444	-4.5%	1,543	-8.3%	3,107	-12.0%	3.0	11.1%
Boulevard Gardens (CDP)	6	50.0%	3	-25.0%	6	500.0%	3.6	500.0%
Broadview Park (CDP)	9	-30.8%	2	0.0%	11	0.0%	3.0	3.4%
Coconut Creek (City)	60	-31.0%	23	-34.3%	62	-16.2%	2.6	4.0%
Cooper City (City)	75	7.1%	30	7.1%	75	38.9%	3.4	61.9%
Coral Springs (City)	234	-6.4%	88	-14.6%	146	-28.4%	1.9	-5.0%
Dania Beach (City)	30	-23.1%	19	-32.1%	65	-9.7%	5.2	15.6%
Davie (Town)	162	0.6%	68	3.0%	121	-14.2%	2.6	8.3%
Deerfield Beach (City)	132	24.5%	60	30.4%	81	-2.4%	2.4	26.3%
Fort Lauderdale (City)	414	1.5%	195	-5.8%	616	1.8%	5.1	34.2%
Franklin Park (CDP)	1	-50.0%	1	0.0%	3	-25.0%	12.0	0.0%
Hallandale Beach (City)	24	-14.3%	8	-50.0%	37	-11.9%	5.1	10.9%
Hillsboro Beach (Town)	0	N/A	0	N/A	4	33.3%	48.0	N/A
Hillsboro Pines (CDP)	2	0.0%	0	N/A	1	N/A	3.0	N/A
Hollywood (City)	281	-14.6%	129	-22.3%	372	6.9%	4.2	40.0%
Lauderdale Lakes (City)	43	48.3%	32	28.0%	23	21.1%	2.8	64.7%
Lauderdale-by-the-Sea (Town)	5	-37.5%	2	N/A	26	73.3%	13.6	288.6%
Lauderhill (City)	91	19.7%	48	2.1%	42	-28.8%	1.6	-23.8%
Lazy Lake (Village)	1	N/A	0	-100.0%	1	0.0%	6.0	N/A
Lighthouse Point (City)	40	2.6%	20	0.0%	66	-20.5%	5.1	6.3%
Margate (City)	123	-3.9%	62	12.7%	71	-26.0%	2.0	-4.8%
Miramar (City)	226	-0.9%	105	9.4%	131	-29.6%	2.2	-4.3%
North Lauderdale (City)	61	7.0%	29	-9.4%	30	-31.8%	1.7	-26.1%
Oakland Park (City)	105	-2.8%	51	8.5%	95	8.0%	3.1	47.6%
Parkland (City)	137	5.4%	66	11.9%	118	-33.0%	2.7	-25.0%
Pembroke Park (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Pembroke Pines (City)	233	-17.7%	103	-16.3%	122	-45.3%	1.6	-27.3%
Plantation (City)	192	4.9%	69	-12.7%	149	-14.9%	2.8	7.7%
Pompano Beach (City)	177	-12.4%	89	-14.4%	189	-8.7%	3.5	16.7%
Roosevelt Gardens (CDP)	12	0.0%	4	-42.9%	9	-30.8%	3.9	-9.3%
Sea Ranch Lakes (Village)	5	150.0%	1	N/A	3	-50.0%	3.0	-50.0%
Southwest Ranches (Town)	23	0.0%	13	-31.6%	51	15.9%	6.4	33.3%
Sunrise (City)	159	0.6%	65	3.2%	67	-31.6%	1.5	-16.7%
Tamarac (City)	162	-15.2%	78	-12.4%	116	-2.5%	2.2	22.2%
Washington Park (CDP)	6	-40.0%	3	-40.0%	10	-23.1%	4.0	14.3%
West Park (City)	42	0.0%	21	-8.7%	24	4.3%	2.3	27.8%
Weston (City)	144	-4.6%	50	-26.5%	123	-20.1%	2.7	12.5%
Wilton Manors (City)	44	-2.2%	18	12.5%	77	67.4%	5.7	103.6%

Broward County Local Residential Market Metrics - Q3 2023
Reference Map - Countywide
Municipalities and Census-Designated Places*

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Broward County Local Residential Market Metrics - Q3 2023
Reference Map - East Central Broward
Municipalities and Census-Designated Places*

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Reference Map - Northeast Broward
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