

Broward County Local Residential Market Metrics - Q3 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	3,540	-15.2%	1,777	-20.9%	\$275,000	3.8%	\$339,015	-5.1%
Boulevard Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coconut Creek (City)	162	-12.4%	73	-17.0%	\$260,000	4.0%	\$271,663	8.0%
Cooper City (City)	18	20.0%	8	60.0%	\$430,000	-8.7%	\$412,717	-5.9%
Coral Springs (City)	135	-22.9%	52	-40.2%	\$270,000	13.9%	\$298,083	14.1%
Dania Beach (City)	58	70.6%	41	95.2%	\$239,000	-2.8%	\$281,973	-6.2%
Davie (Town)	146	-1.4%	58	-15.9%	\$293,000	4.6%	\$328,906	9.9%
Deerfield Beach (City)	260	-3.7%	152	-5.0%	\$225,250	12.6%	\$271,608	6.4%
Fort Lauderdale (City)	424	-19.2%	244	-27.4%	\$444,750	-8.3%	\$586,835	-22.6%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	215	-16.0%	148	-10.3%	\$285,000	-5.0%	\$376,960	-2.1%
Hillsboro Beach (Town)	18	-14.3%	11	-31.3%	\$525,000	-10.9%	\$593,972	-33.9%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	224	-24.8%	146	-18.0%	\$290,000	-5.7%	\$418,884	3.6%
Lauderdale Lakes (City)	84	-9.7%	51	-15.0%	\$130,000	8.3%	\$139,472	11.3%
Lauderdale-by-the-Sea (Town)	36	-20.0%	24	-25.0%	\$525,000	-11.0%	\$674,087	-26.1%
Lauderhill (City)	142	-37.4%	74	-42.2%	\$159,500	13.9%	\$182,189	14.7%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	25	-16.7%	13	-43.5%	\$218,750	-18.2%	\$254,046	-9.0%
Margate (City)	125	-5.3%	43	-29.5%	\$178,000	1.7%	\$211,649	3.6%
Miramar (City)	90	-26.8%	28	-26.3%	\$390,000	11.4%	\$384,582	10.9%
North Lauderdale (City)	54	12.5%	17	6.3%	\$250,000	-0.8%	\$251,704	4.8%
Oakland Park (City)	82	-7.9%	34	-27.7%	\$245,000	15.3%	\$276,045	15.3%
Parkland (City)	12	-14.3%	2	-66.7%	\$515,000	-6.8%	\$526,067	-6.0%
Pembroke Park (Town)	2	-71.4%	2	-33.3%	\$128,375	-50.6%	\$128,375	-43.4%
Pembroke Pines (City)	292	-9.6%	136	-19.5%	\$269,500	7.8%	\$304,972	7.8%
Plantation (City)	131	-0.8%	48	-25.0%	\$284,000	9.2%	\$300,580	8.8%
Pompano Beach (City)	257	-15.7%	132	-19.0%	\$280,000	-6.7%	\$350,245	0.2%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	2	-50.0%	1	-50.0%	\$580,000	5.0%	\$580,000	3.6%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	222	-22.1%	105	-18.0%	\$195,000	-13.9%	\$237,768	-2.0%
Tamarac (City)	236	-9.2%	84	-29.4%	\$225,000	12.5%	\$250,458	10.3%
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	\$255,000	12.3%	\$255,000	12.3%
Weston (City)	51	-32.0%	29	-14.7%	\$390,000	8.3%	\$422,422	10.0%
Wilton Manors (City)	37	-14.0%	17	-10.5%	\$340,000	-3.5%	\$387,126	-15.6%

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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	\$1.2 Billion	-19.5%	96.8%	-2.5%	27 Days	58.8%	5,446	-1.1%
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Broadview Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Coconut Creek (City)	\$44.0 Million	-5.4%	96.7%	-3.3%	22 Days	46.7%	224	-7.8%
Cooper City (City)	\$7.4 Million	13.0%	100.0%	0.0%	10 Days	25.0%	25	31.6%
Coral Springs (City)	\$40.2 Million	-12.0%	98.4%	-1.6%	17 Days	41.7%	188	-8.3%
Dania Beach (City)	\$16.4 Million	60.0%	95.3%	-4.7%	15 Days	-44.4%	75	53.1%
Davie (Town)	\$48.0 Million	8.4%	100.0%	0.0%	15 Days	15.4%	157	3.3%
Deerfield Beach (City)	\$70.6 Million	2.5%	95.8%	-4.2%	31 Days	121.4%	332	-13.1%
Fort Lauderdale (City)	\$248.8 Million	-37.5%	95.2%	-2.3%	40 Days	90.5%	685	4.4%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$81.0 Million	-17.8%	94.1%	-3.3%	62 Days	113.8%	384	-9.0%
Hillsboro Beach (Town)	\$10.7 Million	-43.3%	91.9%	-1.8%	62 Days	51.2%	20	-13.0%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$93.8 Million	-22.2%	95.3%	-1.9%	39 Days	85.7%	487	10.4%
Lauderdale Lakes (City)	\$11.7 Million	0.6%	95.9%	-4.1%	37 Days	76.2%	102	-1.0%
Lauderdale-by-the-Sea (Town)	\$24.3 Million	-40.9%	94.9%	-4.3%	16 Days	-33.3%	61	-20.8%
Lauderhill (City)	\$25.9 Million	-28.3%	96.9%	-1.7%	51 Days	104.0%	294	-9.3%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$6.4 Million	-24.1%	91.2%	-6.3%	53 Days	231.3%	28	-28.2%
Margate (City)	\$26.5 Million	-1.9%	97.2%	-2.8%	31 Days	158.3%	193	3.2%
Miramar (City)	\$34.6 Million	-18.8%	100.0%	-0.3%	15 Days	15.4%	98	-35.9%
North Lauderdale (City)	\$13.6 Million	17.9%	98.2%	0.1%	24 Days	118.2%	61	-4.7%
Oakland Park (City)	\$22.6 Million	6.2%	97.2%	-2.8%	17 Days	30.8%	173	45.4%
Parkland (City)	\$6.3 Million	-19.4%	97.8%	-0.1%	8 Days	-50.0%	18	-21.7%
Pembroke Park (Town)	\$256,750	-83.8%	99.3%	-2.5%	17 Days	88.9%	1	-92.3%
Pembroke Pines (City)	\$89.1 Million	-2.6%	98.1%	-0.8%	20 Days	33.3%	379	-2.8%
Plantation (City)	\$39.4 Million	8.0%	98.6%	-1.4%	16 Days	45.5%	205	24.2%
Pompano Beach (City)	\$90.0 Million	-15.6%	95.5%	-2.7%	36 Days	125.0%	457	13.7%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	\$1.2 Million	-48.2%	88.4%	-6.3%	52 Days	188.9%	1	-50.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$52.8 Million	-23.7%	97.8%	-2.2%	27 Days	42.1%	315	-14.2%
Tamarac (City)	\$59.1 Million	0.2%	98.1%	-1.9%	22 Days	69.2%	337	6.0%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$255,000	12.3%	110.9%	21.6%	14 Days	16.7%	0	-100.0%
Weston (City)	\$21.5 Million	-25.2%	100.0%	0.0%	13 Days	-13.3%	86	-14.0%
Wilton Manors (City)	\$14.3 Million	-27.4%	98.2%	-1.8%	17 Days	-15.0%	59	68.6%

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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.
Broward County	4,066	-10.6%	1,978	-7.9%	5,015	38.4%	4.1	86.4%
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	196	1.0%	100	22.0%	154	13.2%	2.9	38.1%
Cooper City (City)	20	11.1%	8	-11.1%	6	50.0%	1.0	100.0%
Coral Springs (City)	154	-23.8%	77	-11.5%	123	19.4%	2.7	50.0%
Dania Beach (City)	68	78.9%	28	100.0%	48	37.1%	3.2	60.0%
Davie (Town)	143	-8.3%	66	-14.3%	64	20.8%	1.6	60.0%
Deerfield Beach (City)	292	-8.2%	130	-19.8%	261	26.1%	2.8	47.4%
Fort Lauderdale (City)	418	-19.5%	208	-18.8%	872	62.1%	5.7	137.5%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	236	-9.6%	103	-18.9%	522	17.6%	6.6	73.7%
Hillsboro Beach (Town)	14	-26.3%	6	20.0%	34	-2.9%	4.7	14.6%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	311	-1.0%	160	15.1%	616	57.9%	7.5	158.6%
Lauderdale Lakes (City)	94	-3.1%	49	6.5%	118	81.5%	4.3	152.9%
Lauderdale-by-the-Sea (Town)	28	-37.8%	19	-40.6%	80	23.1%	5.1	64.5%
Lauderhill (City)	225	-17.3%	145	-2.7%	318	46.5%	5.7	111.1%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	22	-29.0%	16	6.7%	47	123.8%	5.8	176.2%
Margate (City)	161	3.9%	68	-16.0%	163	101.2%	3.8	137.5%
Miramar (City)	86	-31.2%	37	-17.8%	46	-22.0%	1.8	20.0%
North Lauderdale (City)	57	-6.6%	28	-36.4%	40	5.3%	2.7	35.0%
Oakland Park (City)	115	-5.0%	68	28.3%	112	119.6%	4.0	207.7%
Parkland (City)	12	-7.7%	6	-14.3%	10	-23.1%	2.3	-4.2%
Pembroke Park (Town)	1	-92.9%	2	-75.0%	6	-45.5%	2.7	-69.3%
Pembroke Pines (City)	310	-11.2%	136	-14.5%	225	23.0%	2.4	60.0%
Plantation (City)	149	-1.3%	59	-4.8%	122	50.6%	2.7	68.8%
Pompano Beach (City)	302	-7.1%	164	-0.6%	445	51.4%	4.4	91.3%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	1	-75.0%	0	N/A	1	0.0%	3.0	100.0%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	273	-17.0%	133	-8.3%	282	28.8%	3.8	72.7%
Tamarac (City)	272	-1.1%	139	12.1%	230	49.4%	3.1	93.8%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	1	-50.0%	0	-100.0%	0	N/A	0.0	N/A
Weston (City)	64	-25.6%	32	6.7%	43	-8.5%	2.3	35.3%
Wilton Manors (City)	42	13.5%	16	33.3%	28	86.7%	2.2	120.0%

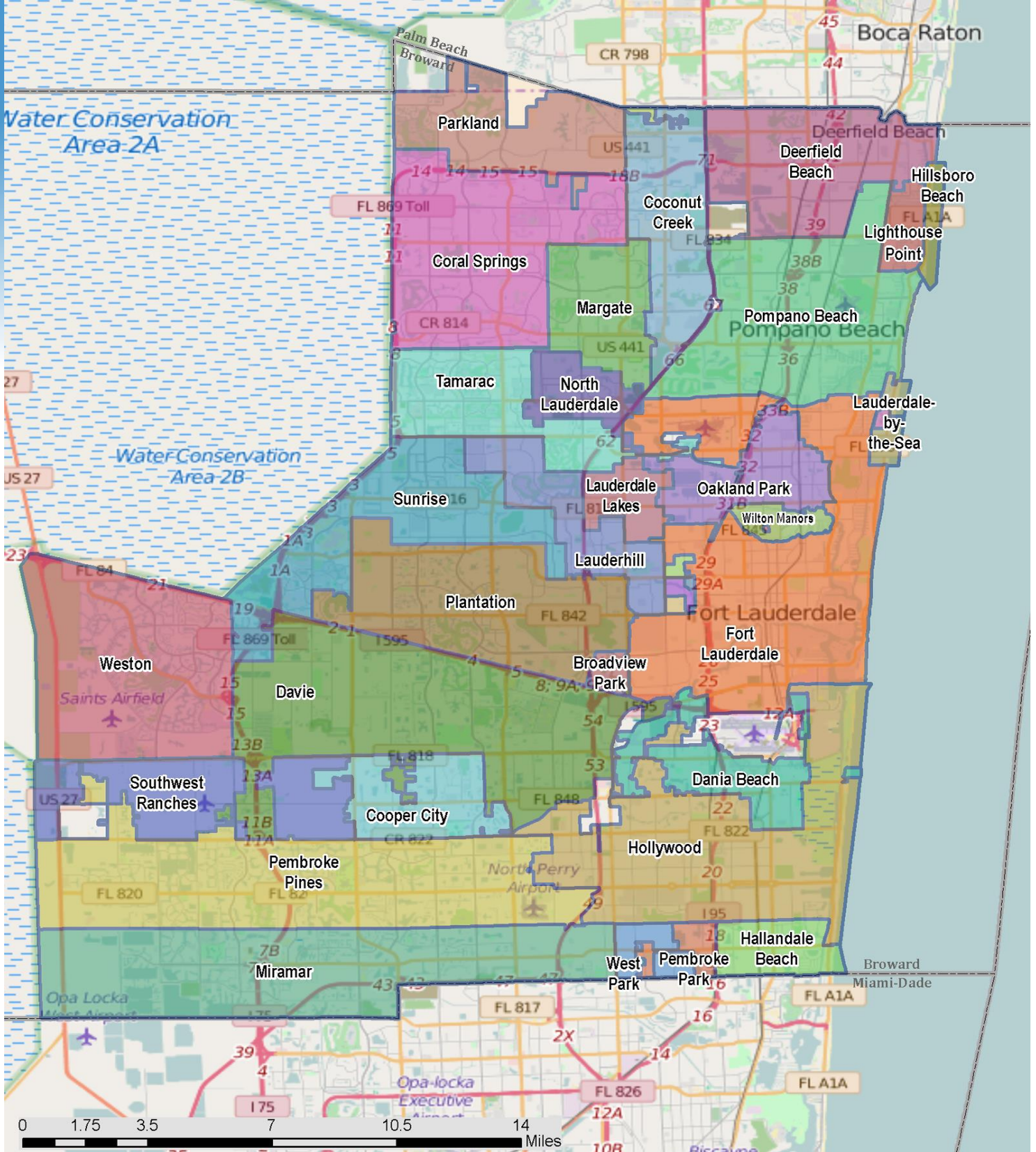
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Reference Map - Countywide Municipalities and Census-Designated Places*

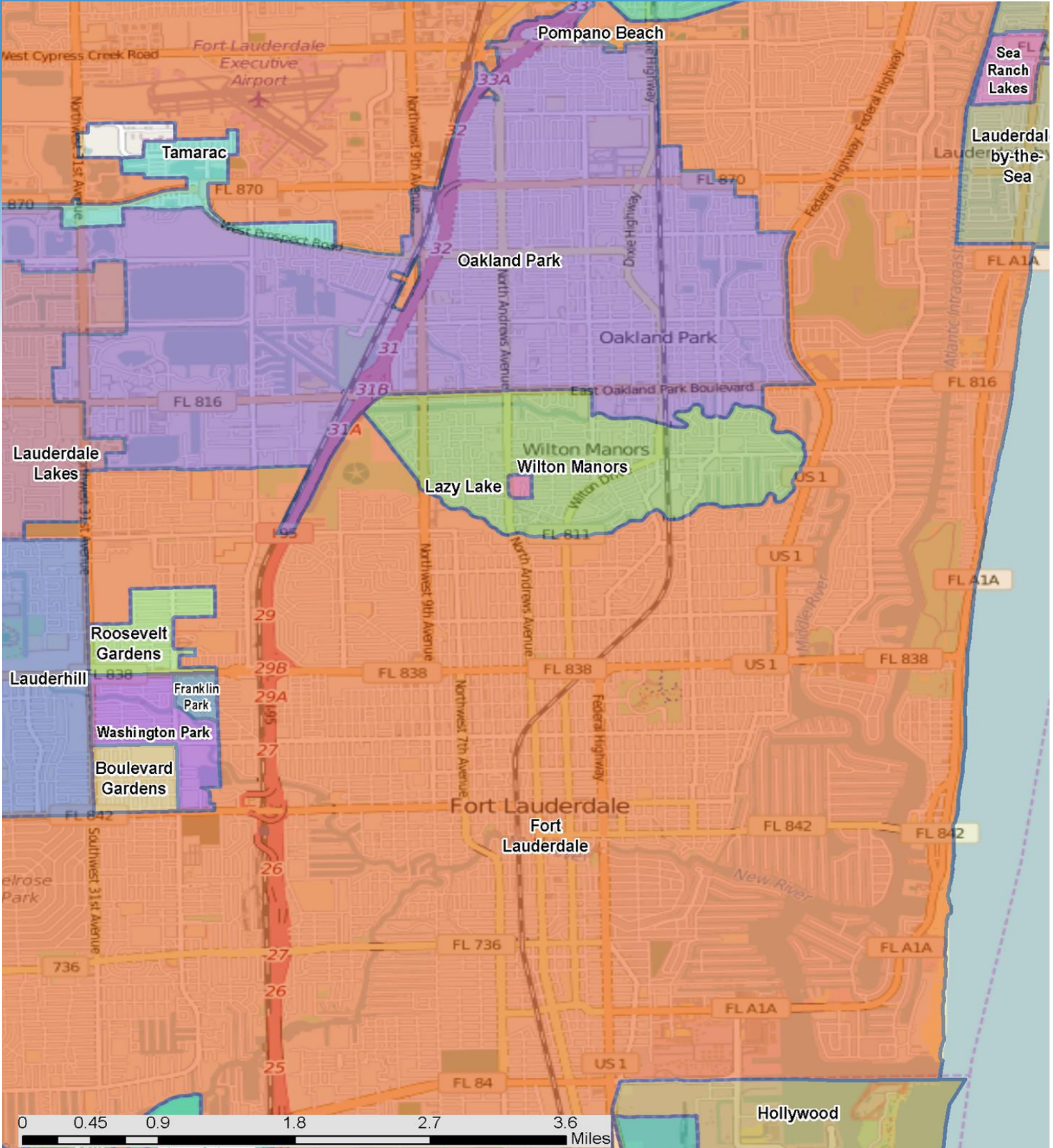


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Reference Map - East Central Broward

Municipalities and Census-Designated Places*

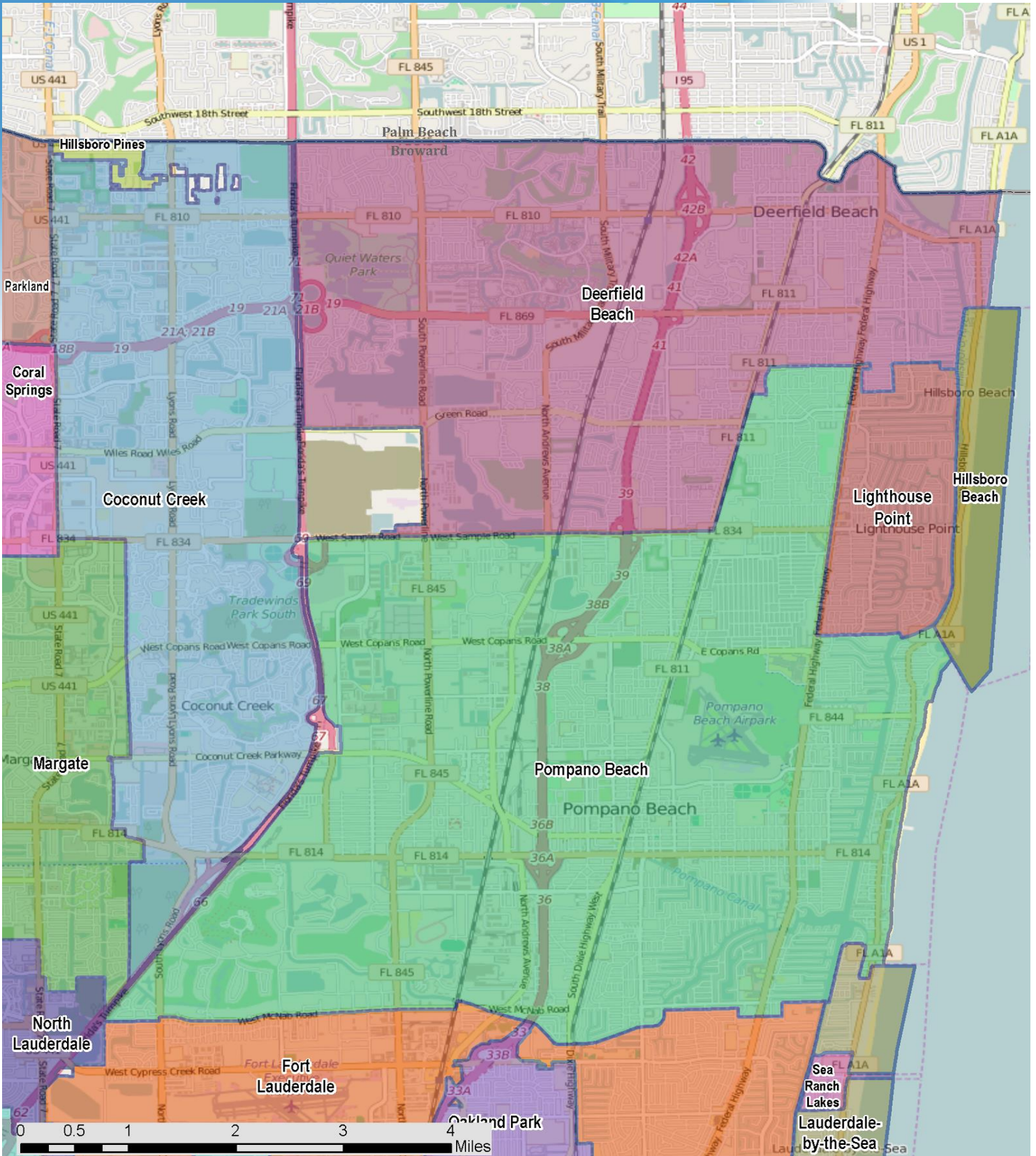


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Reference Map - Northeast Broward

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