

# Broward County Local Residential Market Metrics - Q4 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.
Broward County	2,680	-2.8%	671	-1.6%	\$579,450	8.2%	\$785,356	12.5%
Boulevard Gardens (CDP)	5	150.0%	1	0.0%	\$377,500	16.2%	\$393,000	20.9%
Broadview Park (CDP)	8	0.0%	1	-50.0%	\$423,750	17.7%	\$425,300	16.2%
Coconut Creek (City)	61	-20.8%	16	33.3%	\$565,000	2.7%	\$560,426	0.6%
Cooper City (City)	47	-21.7%	12	-20.0%	\$725,000	21.0%	\$835,761	29.4%
Coral Springs (City)	169	-11.5%	34	25.9%	\$660,000	3.0%	\$678,997	-0.3%
Dania Beach (City)	39	0.0%	5	-64.3%	\$560,000	12.0%	\$642,563	13.6%
Davie (Town)	130	44.4%	50	117.4%	\$797,000	28.3%	\$1,042,234	35.2%
Deerfield Beach (City)	102	24.4%	28	16.7%	\$499,990	13.6%	\$653,083	22.0%
Fort Lauderdale (City)	342	12.9%	123	6.0%	\$625,000	9.2%	\$1,186,246	2.9%
Franklin Park (CDP)	1	N/A	0	N/A	\$360,000	N/A	\$360,000	N/A
Hallandale Beach (City)	13	-43.5%	5	-16.7%	\$465,000	13.4%	\$1,034,346	38.1%
Hillsboro Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	217	-10.0%	60	-13.0%	\$525,000	9.4%	\$678,190	19.8%
Lauderdale Lakes (City)	31	82.4%	1	0.0%	\$424,000	6.0%	\$409,201	-1.0%
Lauderdale-by-the-Sea (Town)	5	0.0%	3	-40.0%	\$851,000	-22.6%	\$1,015,200	-13.3%
Lauderhill (City)	53	-26.4%	12	0.0%	\$412,000	9.9%	\$422,956	6.9%
Lazy Lake (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	32	3.2%	12	-33.3%	\$1,079,213	-26.1%	\$1,627,185	0.1%
Margate (City)	100	-2.9%	12	-7.7%	\$488,000	12.2%	\$480,396	14.8%
Miramar (City)	160	3.2%	20	-16.7%	\$550,000	-5.2%	\$597,407	-2.5%
North Lauderdale (City)	45	-15.1%	5	0.0%	\$410,000	14.7%	\$403,038	10.8%
Oakland Park (City)	89	23.6%	30	76.5%	\$553,750	23.1%	\$616,545	15.7%
Parkland (City)	108	4.9%	32	-22.0%	\$1,110,000	12.6%	\$1,172,314	8.1%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	190	-17.4%	34	-2.9%	\$640,000	8.5%	\$669,601	9.9%
Plantation (City)	136	-9.3%	34	3.0%	\$700,000	9.4%	\$813,578	11.2%
Pompano Beach (City)	147	-10.9%	56	7.7%	\$450,000	8.4%	\$715,085	33.4%
Roosevelt Gardens (CDP)	3	-70.0%	0	N/A	\$410,000	-1.5%	\$390,000	-0.4%
Sea Ranch Lakes (Village)	2	0.0%	2	0.0%	\$5,537,500	134.4%	\$5,537,500	134.4%
Southwest Ranches (Town)	25	-3.8%	8	-33.3%	\$1,400,000	13.8%	\$2,088,024	19.8%
Sunrise (City)	111	3.7%	17	-29.2%	\$492,500	3.4%	\$497,166	5.5%
Tamarac (City)	147	-0.7%	23	-8.0%	\$422,500	17.0%	\$461,160	18.6%
Washington Park (CDP)	5	-44.4%	0	-100.0%	\$360,000	-12.2%	\$405,000	1.7%
West Park (City)	28	-9.7%	1	-66.7%	\$437,500	19.5%	\$452,643	22.8%
Weston (City)	106	-6.2%	24	-33.3%	\$824,000	2.7%	\$1,144,328	5.0%
Wilton Manors (City)	36	9.1%	17	41.7%	\$787,500	-14.6%	\$945,889	1.5%

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## 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>9.3%</b>	<b>96.9%</b>	<b>1.5%</b>	<b>26 Days</b>	<b>-18.8%</b>	<b>3,868</b>	<b>5.7%</b>
Boulevard Gardens (CDP)	\$2.0 Million	202.3%	99.2%	10.0%	9 Days	125.0%	9	12.5%
Broadview Park (CDP)	\$3.4 Million	16.2%	96.8%	1.9%	40 Days	100.0%	10	-28.6%
Coconut Creek (City)	\$34.2 Million	-20.3%	96.5%	0.3%	31 Days	-13.9%	78	2.6%
Cooper City (City)	\$39.3 Million	1.4%	96.4%	1.3%	25 Days	-19.4%	78	36.8%
Coral Springs (City)	\$114.8 Million	-11.8%	97.6%	1.2%	22 Days	-26.7%	254	10.4%
Dania Beach (City)	\$25.1 Million	13.6%	94.3%	0.1%	50 Days	13.6%	52	-7.1%
Davie (Town)	\$135.5 Million	95.3%	94.9%	-0.7%	27 Days	3.8%	148	-14.9%
Deerfield Beach (City)	\$66.6 Million	51.8%	96.7%	1.8%	24 Days	-7.7%	133	15.7%
Fort Lauderdale (City)	\$405.7 Million	16.1%	94.9%	1.0%	32 Days	-13.5%	595	21.2%
Franklin Park (CDP)	\$360,000	N/A	100.0%	N/A	0 Days	N/A	3	50.0%
Hallandale Beach (City)	\$13.4 Million	-21.9%	99.1%	2.5%	41 Days	173.3%	34	47.8%
Hillsboro Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	N/A
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	-33.3%
Hollywood (City)	\$147.2 Million	7.9%	96.6%	2.3%	30 Days	-9.1%	395	9.7%
Lauderdale Lakes (City)	\$12.7 Million	80.6%	100.0%	1.0%	30 Days	42.9%	25	-34.2%
Lauderdale-by-the-Sea (Town)	\$5.1 Million	-13.3%	83.4%	-6.7%	37 Days	-33.9%	22	37.5%
Lauderhill (City)	\$22.4 Million	-21.3%	99.2%	0.6%	17 Days	-43.3%	87	-8.4%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$52.1 Million	3.3%	91.6%	6.0%	52 Days	0.0%	63	50.0%
Margate (City)	\$48.0 Million	11.5%	99.1%	1.7%	16 Days	-30.4%	126	11.5%
Miramar (City)	\$95.6 Million	0.7%	98.2%	0.7%	21 Days	-32.3%	202	4.1%
North Lauderdale (City)	\$18.1 Million	-5.9%	100.0%	1.8%	14 Days	-44.0%	69	-1.4%
Oakland Park (City)	\$54.9 Million	43.0%	97.4%	3.6%	35 Days	-27.1%	118	22.9%
Parkland (City)	\$126.6 Million	13.3%	94.0%	4.0%	37 Days	-5.1%	121	-1.6%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Pembroke Pines (City)	\$127.2 Million	-9.2%	97.6%	0.3%	22 Days	-8.3%	238	0.8%
Plantation (City)	\$110.6 Million	0.8%	95.7%	1.8%	30 Days	-21.1%	163	-11.4%
Pompano Beach (City)	\$105.1 Million	18.9%	95.2%	1.7%	32 Days	10.3%	253	27.1%
Roosevelt Gardens (CDP)	\$1.2 Million	-70.1%	98.8%	4.1%	28 Days	-58.8%	7	75.0%
Sea Ranch Lakes (Village)	\$11.1 Million	134.4%	88.3%	-7.5%	68 Days	30.8%	6	50.0%
Southwest Ranches (Town)	\$52.2 Million	15.2%	94.2%	10.7%	24 Days	-48.9%	51	70.0%
Sunrise (City)	\$55.2 Million	9.5%	98.5%	1.4%	18 Days	-25.0%	147	5.8%
Tamarac (City)	\$67.8 Million	17.8%	97.9%	0.3%	26 Days	-3.7%	176	-15.0%
Washington Park (CDP)	\$2.0 Million	-43.5%	92.2%	-7.8%	54 Days	260.0%	11	22.2%
West Park (City)	\$12.7 Million	10.9%	99.0%	2.5%	19 Days	-50.0%	42	-14.3%
Weston (City)	\$121.3 Million	-1.5%	97.0%	5.5%	28 Days	-37.8%	139	3.0%
Wilton Manors (City)	\$34.1 Million	10.7%	95.1%	1.5%	30 Days	7.1%	69	1.5%

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Broward County	2,603	-1.5%	1,101	-11.3%	3,543	-1.1%	3.4	13.3%
Boulevard Gardens (CDP)	7	133.3%	4	33.3%	6	-25.0%	3.1	-44.6%
Broadview Park (CDP)	9	-18.2%	1	-80.0%	10	-9.1%	2.7	-6.9%
Coconut Creek (City)	66	1.5%	21	16.7%	68	0.0%	3.1	19.2%
Cooper City (City)	52	0.0%	26	52.9%	71	44.9%	3.3	65.0%
Coral Springs (City)	158	-9.2%	52	-29.7%	190	-5.5%	2.6	13.0%
Dania Beach (City)	45	2.3%	16	-33.3%	54	-27.0%	4.3	-12.2%
Davie (Town)	122	29.8%	53	-3.6%	113	-36.9%	2.3	-34.3%
Deerfield Beach (City)	93	12.0%	42	0.0%	99	7.6%	2.8	16.7%
Fort Lauderdale (City)	345	16.2%	141	-19.0%	711	14.9%	5.7	29.5%
Franklin Park (CDP)	3	200.0%	2	100.0%	1	-66.7%	3.0	-66.7%
Hallandale Beach (City)	13	-27.8%	7	-12.5%	43	30.3%	6.7	67.5%
Hillsboro Beach (Town)	1	N/A	0	N/A	7	133.3%	84.0	N/A
Hillsboro Pines (CDP)	0	-100.0%	0	-100.0%	3	200.0%	9.0	592.3%
Hollywood (City)	228	2.2%	105	-11.8%	416	7.8%	4.8	33.3%
Lauderdale Lakes (City)	29	38.1%	20	-4.8%	19	-38.7%	2.1	-38.2%
Lauderdale-by-the-Sea (Town)	7	40.0%	4	N/A	32	45.5%	16.7	198.2%
Lauderhill (City)	57	-25.0%	33	-5.7%	62	-4.6%	2.5	0.0%
Lazy Lake (Village)	0	N/A	0	N/A	1	0.0%	12.0	0.0%
Lighthouse Point (City)	26	-10.3%	14	-22.2%	81	19.1%	6.3	37.0%
Margate (City)	84	-14.3%	35	29.6%	85	-12.4%	2.5	8.7%
Miramar (City)	157	-8.7%	70	-15.7%	155	-10.4%	2.6	8.3%
North Lauderdale (City)	42	-33.3%	18	-35.7%	45	-8.2%	2.6	-3.7%
Oakland Park (City)	79	17.9%	29	-17.1%	112	21.7%	3.5	40.0%
Parkland (City)	90	-10.9%	39	-23.5%	118	-15.1%	2.7	-10.0%
Pembroke Park (Town)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Pembroke Pines (City)	177	-16.9%	63	-16.0%	163	-11.9%	2.2	10.0%
Plantation (City)	123	-6.1%	46	-13.2%	161	-10.1%	3.0	3.4%
Pompano Beach (City)	143	-2.7%	68	4.6%	236	16.8%	4.5	40.6%
Roosevelt Gardens (CDP)	3	-40.0%	2	100.0%	8	33.3%	4.6	119.0%
Sea Ranch Lakes (Village)	1	-50.0%	0	N/A	8	100.0%	8.0	81.8%
Southwest Ranches (Town)	24	26.3%	10	-9.1%	67	45.7%	8.6	53.6%
Sunrise (City)	103	0.0%	44	2.3%	89	-15.2%	2.0	-9.1%
Tamarac (City)	159	8.9%	64	-8.6%	115	-17.3%	2.2	0.0%
Washington Park (CDP)	8	-11.1%	5	0.0%	15	114.3%	6.9	245.0%
West Park (City)	29	0.0%	18	50.0%	30	-18.9%	2.9	-6.5%
Weston (City)	107	4.9%	48	-4.0%	120	-14.9%	2.7	3.8%
Wilton Manors (City)	37	5.7%	16	0.0%	79	19.7%	5.8	31.8%

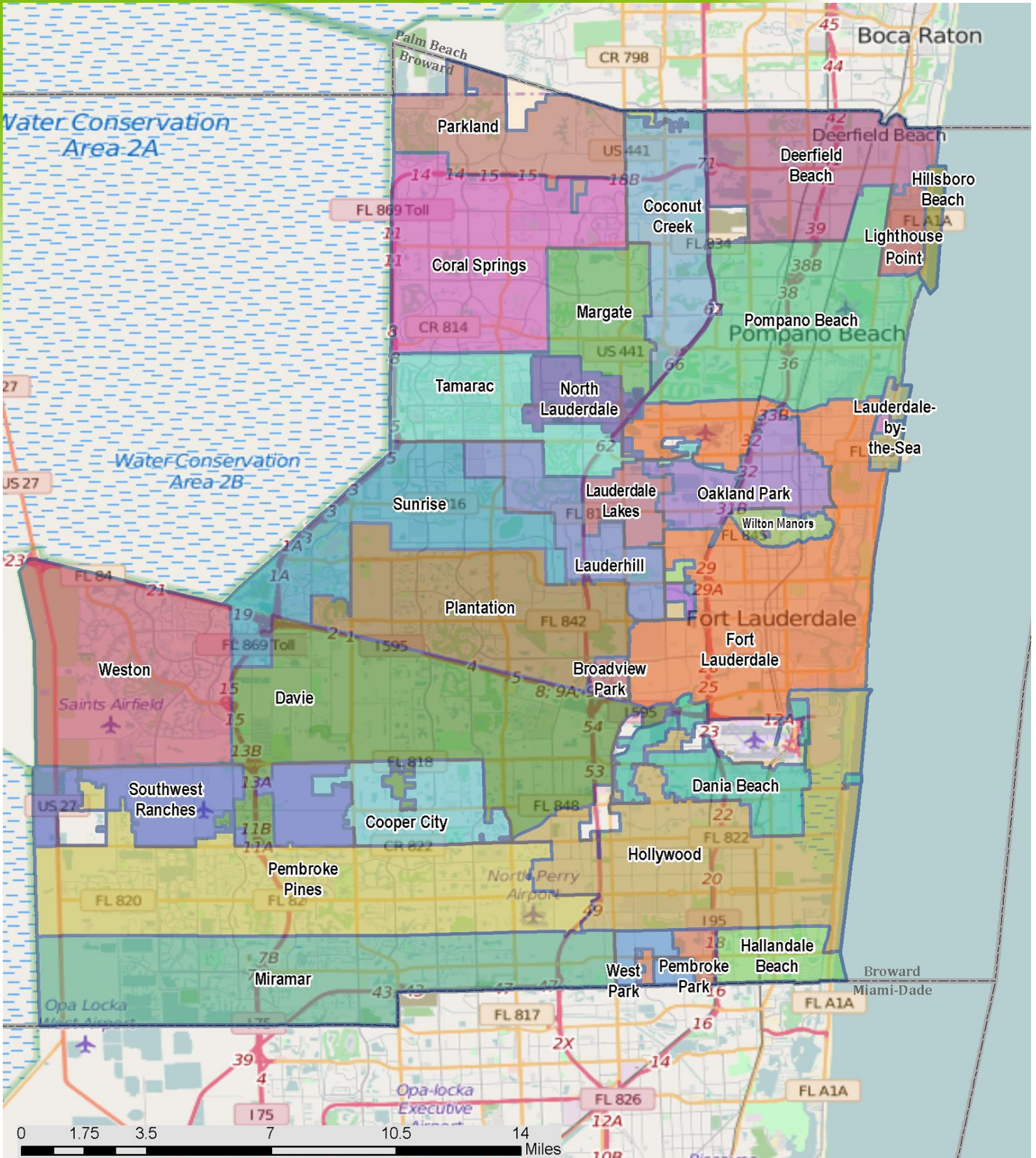
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## Reference Map - Countywide

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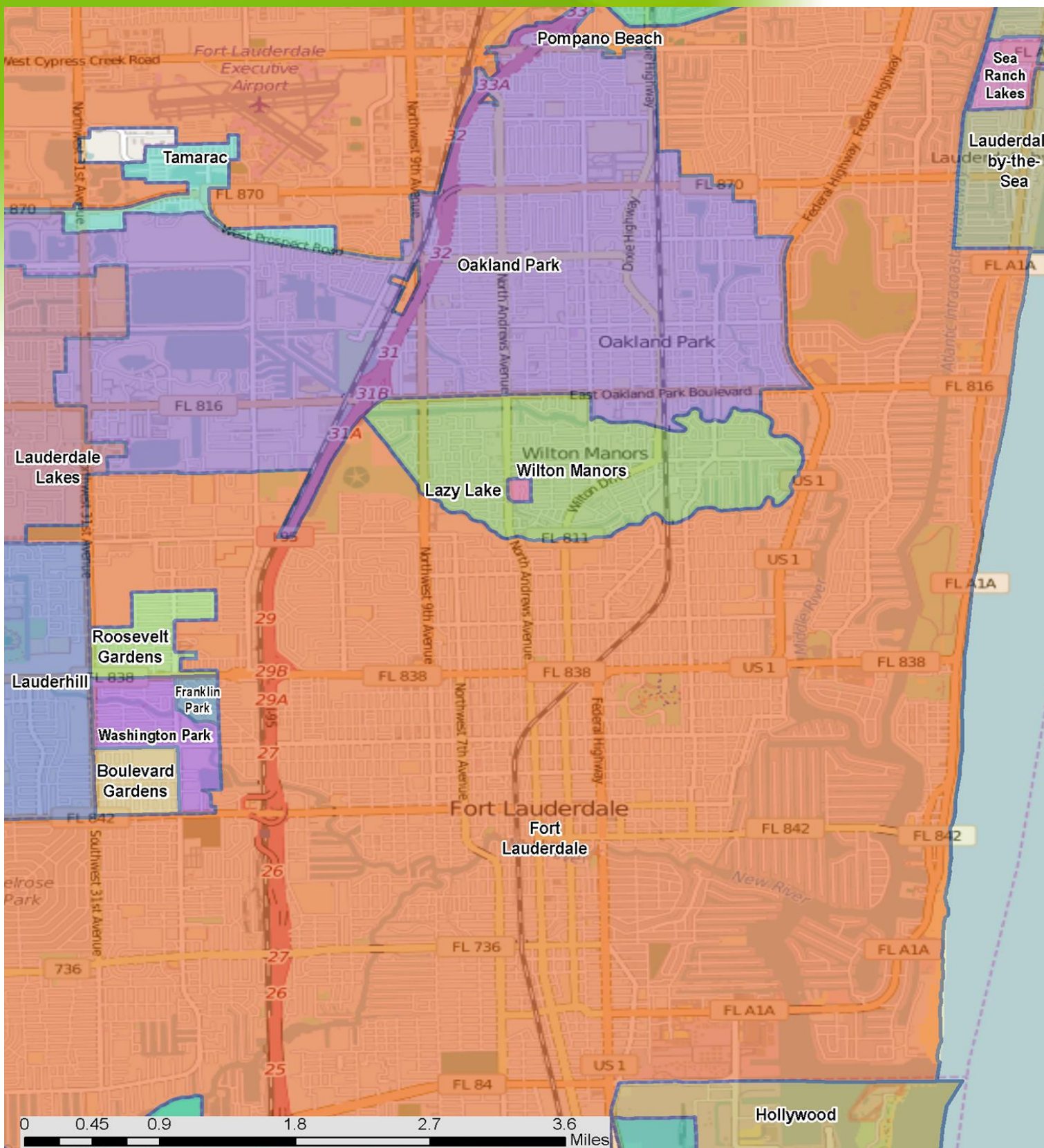
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## Reference Map - East Central Broward

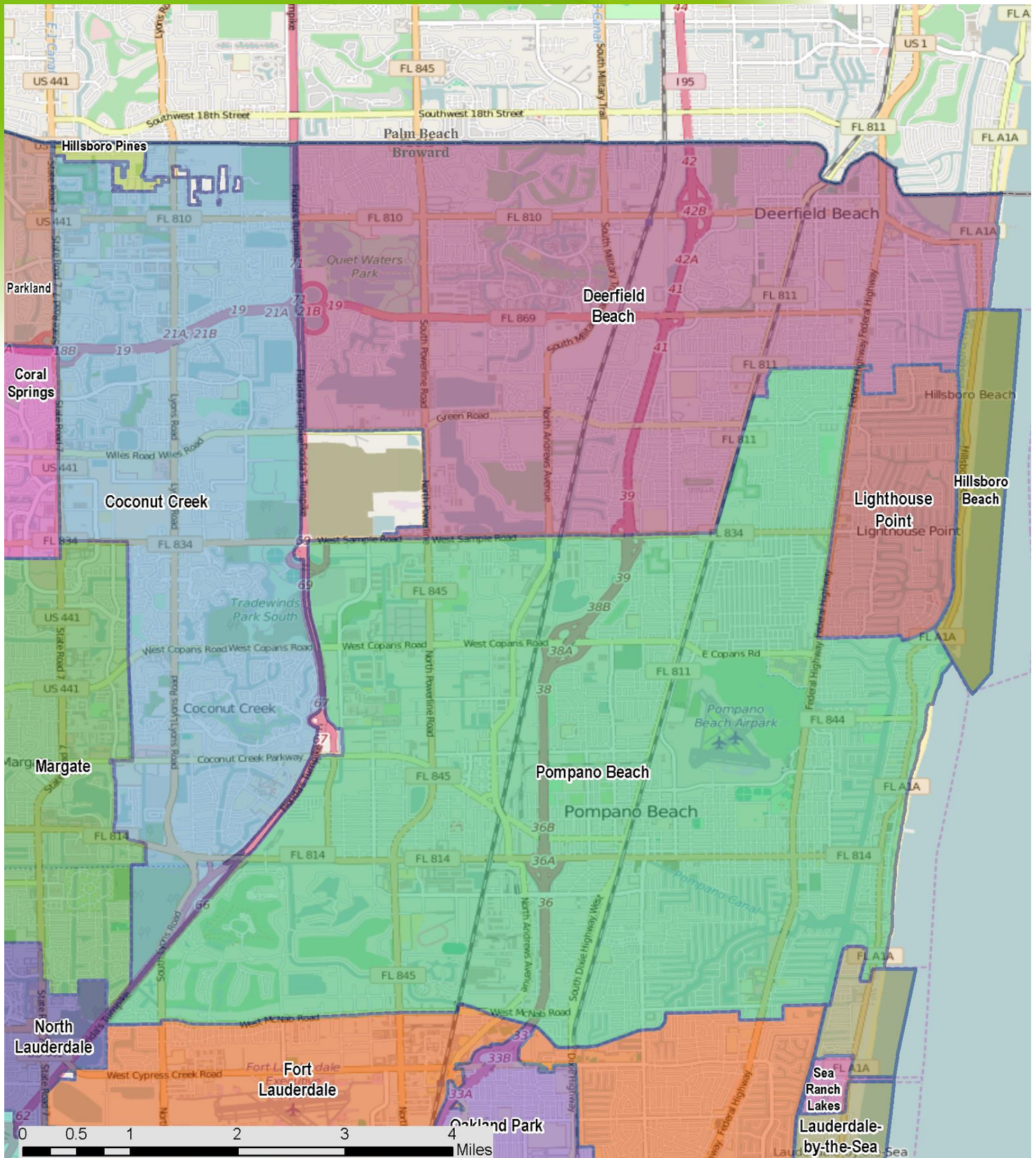
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