Broward County Local Residential Market Metrics - 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	12,337	-14.6%	3,104	-20.7%	$580,000	5.5%	$783,816	2.6%
Boulevard Gardens (CDP)	23	35.3%	2	-77.8%	$367,500	25.9%	$365,938	27.5%
Broadview Park (CDP)	44	-4.3%	12	33.3%	$410,000	7.2%	$399,411	6.6%
Coconut Creek (City)	266	-15.6%	49	-24.6%	$567,000	3.1%	$565,997	0.7%
Cooper City (City)	255	-12.4%	55	-26.7%	$697,500	7.3%	$783,727	9.8%
Coral Springs (City)	884	-16.8%	166	-22.4%	$660,000	3.1%	$684,036	1.3%
Dania Beach (City)	150	-17.1%	47	-32.9%	$550,000	6.6%	$607,371	2.3%
Davie (Town)	596	-4.2%	174	-4.4%	$750,000	9.3%	$957,939	11.2%
Deerfield Beach (City)	427	-7.4%	137	-7.4%	$502,500	16.9%	$632,708	16.9%
Fort Lauderdale (City)	1,486	-12.3%	566	-22.4%	$642,500	-1.2%	$1,283,007	-7.8%
Franklin Park (CDP)	4	0.0%	1	-66.7%	$330,500	27.1%	$305,250	25.1%
Hallandale Beach (City)	77	-21.4%	27	-42.6%	$493,750	17.6%	$1,101,859	43.5%
Hillsboro Beach (Town)	1	N/A	1	N/A	$16,120,750	N/A	$19,241,500	N/A
Hillsboro Pines (CDP)	4	-55.6%	2	-60.0%	$400,000	-39.8%	$438,000	-45.4%
Hollywood (City)	1,034	-18.8%	290	-28.6%	$525,000	7.2%	$662,800	4.7%
Lauderdale Lakes (City)	111	0.0%	12	33.3%	$424,000	11.6%	$404,813	7.2%
Lauderdale-by-the-Sea (Town)	23	-51.1%	13	-64.9%	$1,100,000	-10.0%	$1,193,848	-18.5%
Lauderhill (City)	301	-4.4%	53	-5.4%	$415,000	10.7%	$425,398	7.9%
Lazy Lake (Village)	1	0.0%	0	-100.0%	$1,600,000	29.0%	$1,600,000	29.0%
Lighthouse Point (City)	155	-12.9%	74	-22.9%	$1,285,000	-7.5%	$1,839,732	0.9%
Margate (City)	415	-18.8%	60	-25.9%	$456,000	6.0%	$444,098	5.5%
Miramar (City)	712	-18.5%	103	-17.6%	$585,000	4.5%	$633,119	4.5%
North Lauderdale (City)	210	-2.8%	23	-32.4%	$391,500	5.8%	$384,728	5.8%
Oakland Park (City)	385	-13.9%	111	-12.6%	$530,000	15.0%	$580,667	10.5%
Parkland (City)	532	-2.7%	160	-7.0%	$1,113,750	1.3%	$1,207,024	-0.9%
Pembroke Park (Town)	2	0.0%	1	0.0%	$537,500	61.7%	$537,500	61.7%
Pembroke Pines (City)	874	-21.5%	136	-25.3%	$620,000	4.2%	$647,965	3.9%
Plantation (City)	635	-14.1%	163	-17.7%	$672,500	5.9%	$745,607	0.5%
Pompano Beach (City)	624	-18.0%	227	-17.8%	$450,000	3.4%	$692,220	3.7%
Roosevelt Gardens (CDP)	21	-40.0%	4	-42.9%	$345,000	-1.8%	$356,276	1.0%
Sea Ranch Lakes (Village)	12	9.1%	10	11.1%	$4,302,500	60.8%	$4,556,080	51.8%
Southwest Ranches (Town)	94	-4.1%	37	-9.8%	$1,450,000	-2.2%	$2,219,450	-0.9%
Sunrise (City)	534	-7.5%	73	-13.1%	$490,500	5.5%	$490,432	5.9%
Tamarac (City)	640	-14.9%	109	1.9%	$400,000	12.7%	$429,615	12.3%
Washington Park (CDP)	26	-36.6%	3	-78.6%	$412,500	19.6%	$394,259	17.2%
West Park (City)	123	-14.0%	17	-26.1%	$420,000	13.5%	$415,446	13.6%
Weston (City)	538	-18.4%	131	-29.9%	$850,000	-1.2%	$1,032,516	-0.8%
Wilton Manors (City)	164	-8.4%	73	-11.0%	$792,500	1.9%	$890,752	8.2%

Broward County Local Residential Market Metrics - 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.
Broward County	$9.7 Billion	-12.3%	96.9%	-3.1%	28 Days	64.7%	16,661	-15.6%
Boulevard Gardens (CDP)	$8.4 Million	72.5%	99.0%	-2.8%	46 Days	187.5%	34	61.9%
Broadview Park (CDP)	$17.6 Million	2.0%	97.0%	-0.8%	42 Days	162.5%	51	-20.3%
Coconut Creek (City)	$150.6 Million	-14.9%	97.6%	-2.4%	24 Days	84.6%	340	-20.2%
Cooper City (City)	$199.9 Million	-3.8%	97.5%	-2.5%	21 Days	50.0%	368	-2.1%
Coral Springs (City)	$604.7 Million	-15.8%	97.2%	-2.8%	27 Days	92.9%	1,092	-18.3%
Dania Beach (City)	$91.1 Million	-15.2%	94.5%	-3.5%	48 Days	108.7%	229	-20.8%
Davie (Town)	$570.9 Million	6.5%	96.3%	-3.7%	30 Days	100.0%	677	-21.5%
Deerfield Beach (City)	$270.2 Million	8.3%	96.7%	-1.7%	24 Days	60.0%	564	-6.0%
Fort Lauderdale (City)	$1.9 Billion	-19.2%	94.7%	-3.6%	38 Days	81.0%	2,286	-10.7%
Franklin Park (CDP)	$1.2 Million	25.1%	100.0%	0.0%	7 Days	-82.9%	9	0.0%
Hallandale Beach (City)	$84.8 Million	12.8%	98.2%	0.2%	35 Days	150.0%	142	-10.1%
Hillsboro Beach (Town)	$19.2 Million	N/A	71.8%	N/A	903 Days	N/A	6	200.0%
Hillsboro Pines (CDP)	$1.8 Million	-75.7%	97.6%	7.1%	8 Days	-77.1%	6	-50.0%
Hollywood (City)	$685.3 Million	-14.9%	96.1%	-2.9%	34 Days	78.9%	1,624	-11.7%
Lauderdale Lakes (City)	$44.9 Million	7.2%	100.0%	0.0%	25 Days	78.6%	144	-14.8%
Lauderdale-by-the-Sea (Town)	$27.5 Million	-60.1%	90.7%	-6.2%	46 Days	119.0%	65	0.0%
Lauderhill (City)	$128.0 Million	3.1%	97.6%	-2.4%	24 Days	14.3%	392	-9.0%
Lazy Lake (Village)	$1.6 Million	29.0%	86.5%	-9.3%	172 Days	1811.1%	2	100.0%
Lighthouse Point (City)	$285.2 Million	-12.1%	91.8%	-3.9%	50 Days	85.2%	233	-15.0%
Margate (City)	$184.3 Million	-14.3%	98.4%	-1.6%	21 Days	40.0%	545	-17.9%
Miramar (City)	$450.8 Million	-14.9%	97.9%	-2.1%	27 Days	58.8%	928	-19.3%
North Lauderdale (City)	$80.8 Million	2.8%	100.0%	0.0%	20 Days	33.3%	266	-11.3%
Oakland Park (City)	$223.6 Million	-4.8%	96.6%	-2.6%	30 Days	87.5%	519	-12.6%
Parkland (City)	$642.1 Million	-3.6%	95.2%	-2.9%	35 Days	105.9%	661	-14.8%
Pembroke Park (Town)	$1.1 Million	61.7%	95.6%	-2.1%	1 Day	-96.4%	2	-33.3%
Pembroke Pines (City)	$566.3 Million	-18.5%	97.9%	-2.1%	22 Days	57.1%	1,066	-24.8%
Plantation (City)	$473.5 Million	-13.6%	96.7%	-2.4%	32 Days	88.2%	809	-17.1%
Pompano Beach (City)	$431.9 Million	-15.0%	95.2%	-2.9%	35 Days	66.7%	939	-12.1%
Roosevelt Gardens (CDP)	$7.5 Million	-39.4%	96.6%	-1.5%	36 Days	-14.3%	30	-36.2%
Sea Ranch Lakes (Village)	$54.7 Million	65.6%	91.4%	-5.3%	69 Days	666.7%	20	5.3%
Southwest Ranches (Town)	$208.6 Million	-5.0%	92.9%	-0.4%	32 Days	-28.9%	172	20.3%
Sunrise (City)	$261.9 Million	-2.0%	99.1%	-0.9%	18 Days	38.5%	661	-11.2%
Tamarac (City)	$275.0 Million	-4.4%	97.9%	-2.1%	27 Days	50.0%	771	-19.9%
Washington Park (CDP)	$10.3 Million	-25.7%	97.6%	-0.7%	34 Days	25.9%	41	-18.0%
West Park (City)	$51.1 Million	-2.3%	98.5%	-1.5%	23 Days	27.8%	165	-13.6%
Weston (City)	$555.5 Million	-19.0%	96.8%	-1.7%	25 Days	66.7%	667	-23.4%
Wilton Manors (City)	$146.1 Million	-0.9%	94.5%	-3.0%	42 Days	162.5%	266	-2.6%

*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

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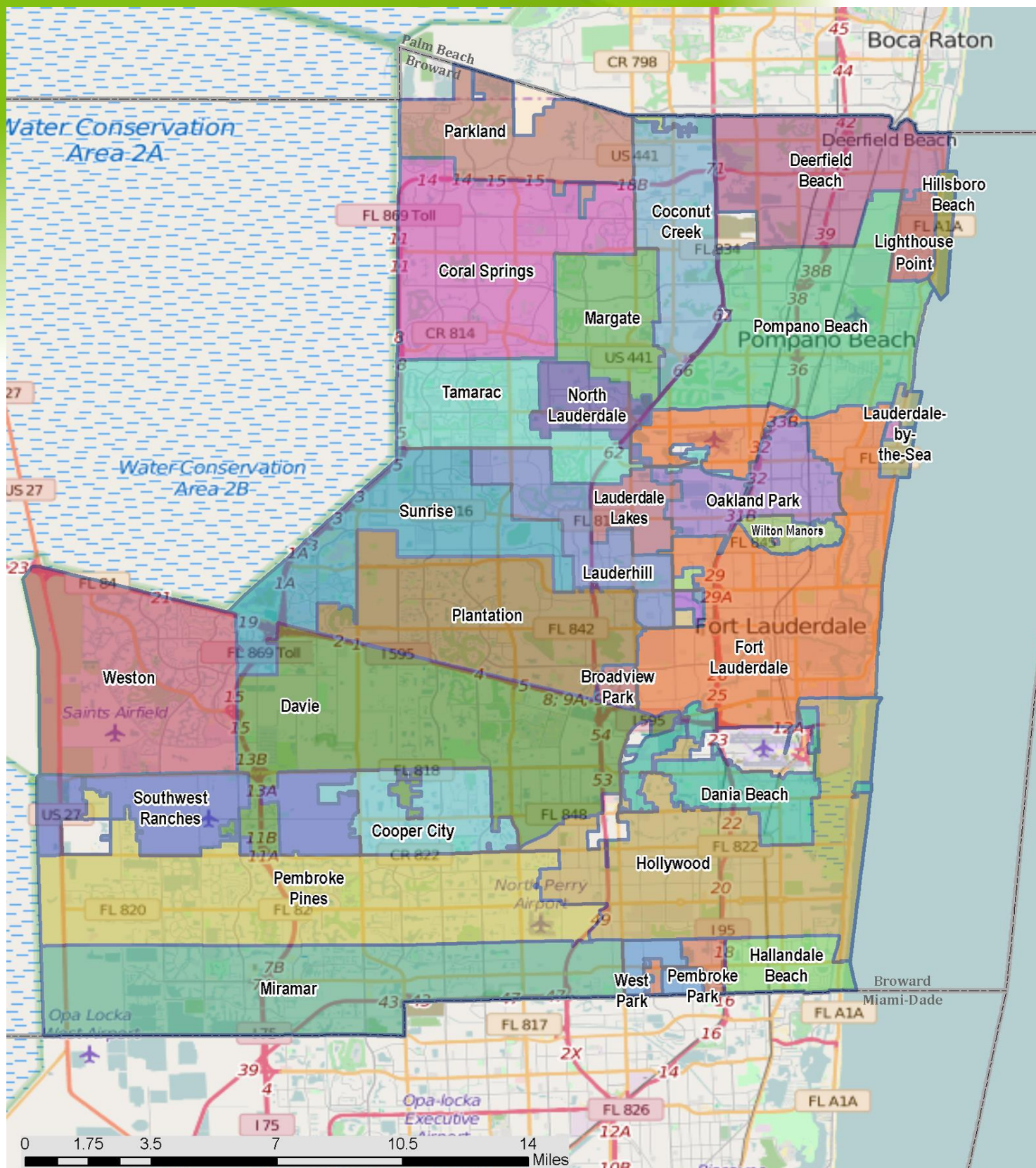## Municipalities and Census-Designated Places*

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	13,733	-11.4%	1,101	-11.3%	3,543	-1.1%	3.4	13.3%
Boulevard Gardens (CDP)	34	61.9%	4	33.3%	6	-25.0%	3.1	-44.6%
Broadview Park (CDP)	45	-16.7%	1	-80.0%	10	-9.1%	2.7	-6.9%
Coconut Creek (City)	300	-9.4%	21	16.7%	68	0.0%	3.1	19.2%
Cooper City (City)	277	-7.4%	26	52.9%	71	44.9%	3.3	65.0%
Coral Springs (City)	961	-12.6%	52	-29.7%	190	-5.5%	2.6	13.0%
Dania Beach (City)	162	-23.9%	16	-33.3%	54	-27.0%	4.3	-12.2%
Davie (Town)	635	-4.4%	53	-3.6%	113	-36.9%	2.3	-34.3%
Deerfield Beach (City)	480	-1.0%	42	0.0%	99	7.6%	2.8	16.7%
Fort Lauderdale (City)	1,628	-11.2%	141	-19.0%	711	14.9%	5.7	29.5%
Franklin Park (CDP)	7	40.0%	2	100.0%	1	-66.7%	3.0	-66.7%
Hallandale Beach (City)	83	-18.6%	7	-12.5%	43	30.3%	6.7	67.5%
Hillsboro Beach (Town)	2	N/A	0	N/A	7	133.3%	84.0	N/A
Hillsboro Pines (CDP)	2	-83.3%	0	-100.0%	3	200.0%	9.0	592.3%
Hollywood (City)	1,157	-15.6%	105	-11.8%	416	7.8%	4.8	33.3%
Lauderdale Lakes (City)	158	12.1%	20	-4.8%	19	-38.7%	2.1	-38.2%
Lauderdale-by-the-Sea (Town)	26	-42.2%	4	N/A	32	45.5%	16.7	198.2%
Lauderhill (City)	365	-2.1%	33	-5.7%	62	-4.6%	2.5	0.0%
Lazy Lake (Village)	1	N/A	0	N/A	1	0.0%	12.0	0.0%
Lighthouse Point (City)	160	-11.1%	14	-22.2%	81	19.1%	6.3	37.0%
Margate (City)	484	-14.2%	35	29.6%	85	-12.4%	2.5	8.7%
Miramar (City)	818	-14.3%	70	-15.7%	155	-10.4%	2.6	8.3%
North Lauderdale (City)	243	-7.3%	18	-35.7%	45	-8.2%	2.6	-3.7%
Oakland Park (City)	414	-15.2%	29	-17.1%	112	21.7%	3.5	40.0%
Parkland (City)	560	0.4%	39	-23.5%	118	-15.1%	2.7	-10.0%
Pembroke Park (Town)	2	0.0%	0	N/A	0	-100.0%	0.0	-100.0%
Pembroke Pines (City)	969	-17.3%	63	-16.0%	163	-11.9%	2.2	10.0%
Plantation (City)	697	-6.7%	46	-13.2%	161	-10.1%	3.0	3.4%
Pompano Beach (City)	715	-14.7%	68	4.6%	236	16.8%	4.5	40.6%
Roosevelt Gardens (CDP)	25	-37.5%	2	100.0%	8	33.3%	4.6	119.0%
Sea Ranch Lakes (Village)	13	18.2%	0	N/A	8	100.0%	8.0	81.8%
Southwest Ranches (Town)	98	-9.3%	10	-9.1%	67	45.7%	8.6	53.6%
Sunrise (City)	601	-7.0%	44	2.3%	89	-15.2%	2.0	-9.1%
Tamarac (City)	734	-10.4%	64	-8.6%	115	-17.3%	2.2	0.0%
Washington Park (CDP)	35	-20.5%	5	0.0%	15	114.3%	6.9	245.0%
West Park (City)	146	-8.8%	18	50.0%	30	-18.9%	2.9	-6.5%
Weston (City)	580	-11.7%	48	-4.0%	120	-14.9%	2.7	3.8%
Wilton Manors (City)	180	-4.3%	16	0.0%	79	19.7%	5.8	31.8%

*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.
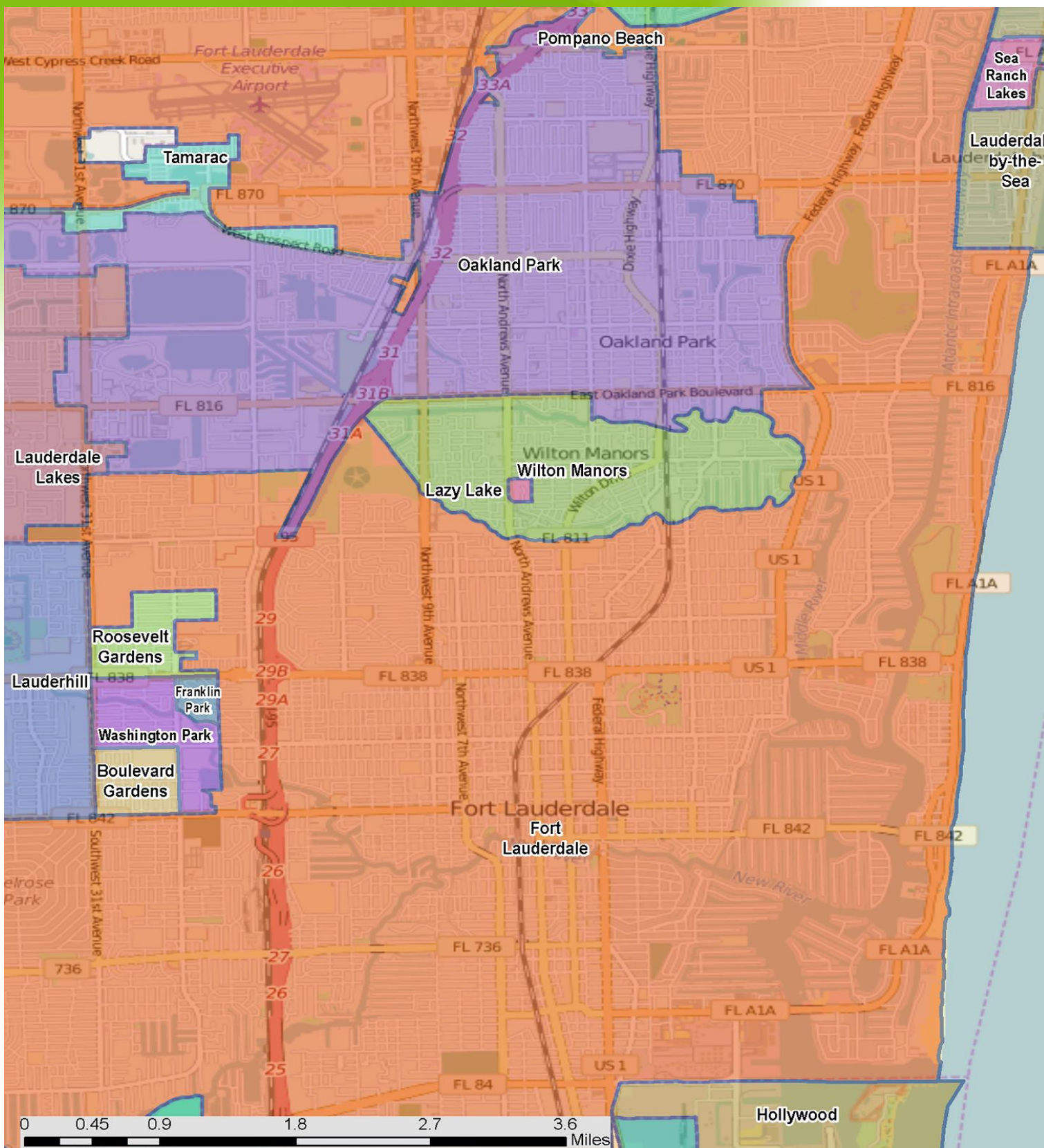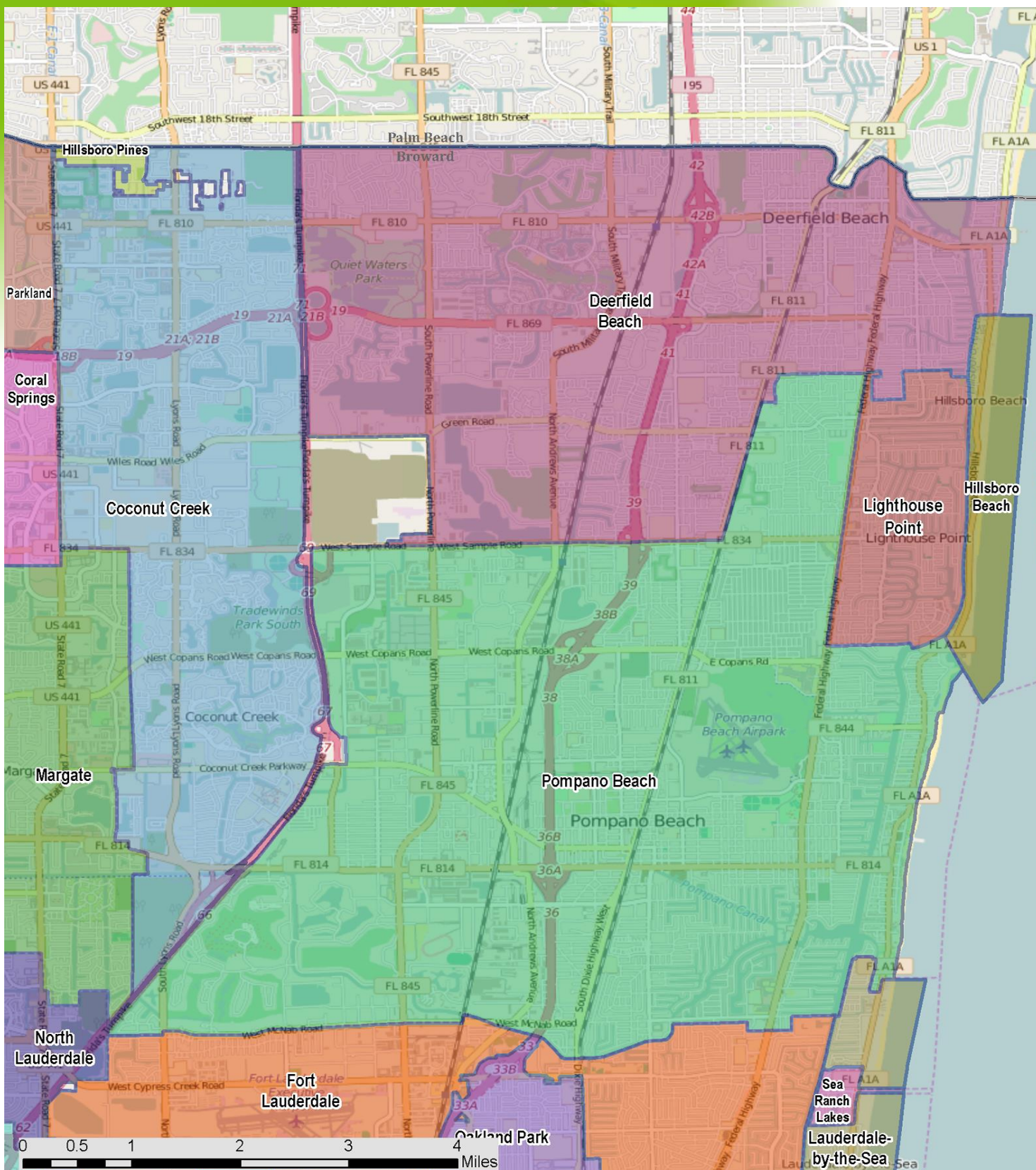
Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.

Data released on Friday, January 19, 2024. Next yearly data release is TBD.

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

BROWARD
MIAMI
a Division of
MIAMI REALTORS

BROWARD
MIAMI
a Division of
MIAMI REALTORS

*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.

Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.

Data released on Friday, January 19, 2024. Next yearly data release is TBD.