

# Broward County Local Residential Market Metrics - Q4 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	3,186	-5.0%	1,715	-6.5%	\$275,000	5.8%	\$368,761	8.9%
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)	156	13.9%	83	48.2%	\$250,000	-3.8%	\$255,189	-1.2%
Cooper City (City)	15	-6.3%	7	0.0%	\$470,000	13.9%	\$466,367	18.6%
Coral Springs (City)	118	-14.5%	51	-27.1%	\$255,000	15.9%	\$306,304	24.6%
Dania Beach (City)	39	30.0%	18	0.0%	\$271,500	14.6%	\$307,513	11.2%
Davie (Town)	93	-7.9%	38	-2.6%	\$311,000	7.6%	\$315,973	6.1%
Deerfield Beach (City)	214	-14.1%	118	-17.5%	\$221,000	11.6%	\$278,620	17.8%
Fort Lauderdale (City)	367	-6.1%	237	-3.3%	\$459,793	15.3%	\$771,499	21.0%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	183	-15.7%	118	-24.4%	\$315,000	5.6%	\$356,687	-13.0%
Hillsboro Beach (Town)	12	-14.3%	9	12.5%	\$540,000	-11.8%	\$851,792	36.7%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	240	0.4%	145	0.0%	\$275,000	-16.9%	\$383,909	-3.8%
Lauderdale Lakes (City)	67	3.1%	28	-28.2%	\$125,000	0.0%	\$146,661	7.5%
Lauderdale-by-the-Sea (Town)	33	-37.7%	29	-14.7%	\$429,000	-35.0%	\$651,968	-16.6%
Lauderhill (City)	153	-15.5%	89	-14.4%	\$155,000	4.0%	\$183,625	10.8%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	29	52.6%	22	37.5%	\$240,000	45.5%	\$294,871	25.8%
Margate (City)	126	-5.3%	53	-7.0%	\$175,000	6.1%	\$206,339	10.0%
Miramar (City)	63	-12.5%	18	-51.4%	\$390,000	21.9%	\$397,190	29.5%
North Lauderdale (City)	36	-20.0%	12	-7.7%	\$295,500	17.0%	\$269,386	8.7%
Oakland Park (City)	106	65.6%	48	71.4%	\$227,000	0.4%	\$285,431	13.8%
Parkland (City)	15	0.0%	7	-22.2%	\$565,000	1.1%	\$569,493	4.9%
Pembroke Park (Town)	4	-55.6%	2	-71.4%	\$217,500	53.8%	\$205,000	31.9%
Pembroke Pines (City)	231	-5.7%	124	4.2%	\$265,000	3.9%	\$303,303	6.4%
Plantation (City)	103	-13.4%	34	-27.7%	\$280,000	10.0%	\$304,033	9.6%
Pompano Beach (City)	273	1.5%	180	9.1%	\$336,000	15.5%	\$453,239	14.6%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	2	N/A	2	N/A	\$500,000	N/A	\$500,000	N/A
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	184	-17.1%	86	-16.5%	\$216,000	6.9%	\$257,705	11.9%
Tamarac (City)	221	7.3%	105	-1.9%	\$220,000	12.9%	\$232,430	7.0%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Weston (City)	60	9.1%	27	-15.6%	\$384,500	13.4%	\$424,449	11.3%
Wilton Manors (City)	35	6.1%	17	-15.0%	\$397,500	-13.4%	\$456,165	1.2%

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## Townhouses and Condos

### 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	\$1.2 Billion	3.5%	95.9%	-1.1%	34 Days	41.7%	5,604	21.8%
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)	\$39.8 Million	12.5%	96.2%	-1.1%	29 Days	11.5%	220	14.0%
Cooper City (City)	\$7.0 Million	11.2%	98.2%	0.3%	14 Days	-41.7%	20	5.3%
Coral Springs (City)	\$36.1 Million	6.5%	97.1%	-0.6%	18 Days	-5.3%	192	5.5%
Dania Beach (City)	\$12.0 Million	44.6%	96.2%	-0.4%	38 Days	58.3%	71	34.0%
Davie (Town)	\$29.4 Million	-2.3%	98.2%	-0.7%	17 Days	6.3%	136	7.9%
Deerfield Beach (City)	\$59.6 Million	1.3%	94.7%	-2.6%	28 Days	3.7%	371	11.1%
Fort Lauderdale (City)	\$283.1 Million	13.6%	94.6%	-1.5%	46 Days	58.6%	815	34.3%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$65.3 Million	-26.7%	93.4%	-1.4%	63 Days	80.0%	426	16.4%
Hillsboro Beach (Town)	\$10.2 Million	17.2%	92.6%	-1.2%	36 Days	-45.5%	41	41.4%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$92.1 Million	-3.4%	94.6%	-0.8%	52 Days	67.7%	461	20.7%
Lauderdale Lakes (City)	\$9.8 Million	10.8%	95.7%	-4.3%	69 Days	165.4%	164	26.2%
Lauderdale-by-the-Sea (Town)	\$21.5 Million	-48.1%	95.2%	0.1%	23 Days	-42.5%	79	41.1%
Lauderhill (City)	\$28.1 Million	-6.3%	96.7%	1.2%	37 Days	48.0%	273	9.2%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$8.6 Million	92.0%	93.8%	-1.8%	52 Days	188.9%	34	36.0%
Margate (City)	\$26.0 Million	4.2%	95.9%	-1.7%	38 Days	111.1%	202	55.4%
Miramar (City)	\$25.0 Million	13.3%	98.6%	0.1%	18 Days	-10.0%	104	19.5%
North Lauderdale (City)	\$9.7 Million	-13.0%	100.0%	0.3%	23 Days	76.9%	54	35.0%
Oakland Park (City)	\$30.3 Million	88.5%	96.5%	-1.7%	26 Days	73.3%	165	101.2%
Parkland (City)	\$8.5 Million	4.9%	97.0%	2.5%	19 Days	-44.1%	17	70.0%
Pembroke Park (Town)	\$820,000	-41.4%	90.3%	-9.4%	119 Days	133.3%	5	-28.6%
Pembroke Pines (City)	\$70.1 Million	0.3%	96.9%	-0.6%	24 Days	9.1%	384	20.8%
Plantation (City)	\$31.3 Million	-5.1%	97.4%	-1.5%	21 Days	5.0%	180	21.6%
Pompano Beach (City)	\$123.7 Million	16.3%	94.2%	-2.1%	45 Days	136.8%	494	25.4%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	\$1.0 Million	N/A	94.8%	N/A	26 Days	N/A	3	200.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Sunrise (City)	\$47.4 Million	-7.2%	96.5%	-2.2%	33 Days	83.3%	286	-3.7%
Tamarac (City)	\$51.4 Million	14.8%	96.6%	-0.8%	35 Days	40.0%	296	27.0%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Weston (City)	\$25.5 Million	21.4%	97.4%	0.0%	19 Days	-24.0%	75	44.2%
Wilton Manors (City)	\$16.0 Million	7.3%	96.8%	0.2%	31 Days	55.0%	48	45.5%

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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	3,261	-5.0%	1,500	-10.6%	6,326	51.0%	5.3	89.3%
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)	144	-2.0%	57	-16.2%	199	22.1%	3.7	37.0%
Cooper City (City)	15	15.4%	8	33.3%	4	-55.6%	0.7	-41.7%
Coral Springs (City)	130	-7.1%	68	-2.9%	146	22.7%	3.3	50.0%
Dania Beach (City)	36	-12.2%	17	13.3%	67	36.7%	4.3	34.4%
Davie (Town)	87	-10.3%	33	-45.9%	98	53.1%	2.5	78.6%
Deerfield Beach (City)	207	-12.3%	97	-18.5%	362	34.6%	4.0	60.0%
Fort Lauderdale (City)	367	-5.2%	174	-13.0%	1,138	68.1%	7.6	123.5%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	187	-15.0%	79	-12.2%	621	23.2%	8.1	68.8%
Hillsboro Beach (Town)	16	-11.1%	9	0.0%	53	47.2%	7.6	65.2%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	251	-3.1%	129	10.3%	689	53.1%	8.4	127.0%
Lauderdale Lakes (City)	84	-7.7%	47	-11.3%	178	79.8%	6.4	137.0%
Lauderdale-by-the-Sea (Town)	37	-22.9%	22	0.0%	102	59.4%	7.2	125.0%
Lauderhill (City)	160	-20.0%	92	-20.0%	383	60.9%	7.1	129.0%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	27	92.9%	13	160.0%	43	30.3%	4.8	33.3%
Margate (City)	139	20.9%	55	17.0%	193	127.1%	4.6	170.6%
Miramar (City)	69	-13.8%	32	-23.8%	69	35.3%	2.7	92.9%
North Lauderdale (City)	43	16.2%	24	14.3%	41	32.3%	2.9	70.6%
Oakland Park (City)	94	42.4%	39	11.4%	161	155.6%	5.1	183.3%
Parkland (City)	13	8.3%	4	100.0%	12	9.1%	2.8	27.3%
Pembroke Park (Town)	6	-25.0%	3	-40.0%	4	-42.9%	2.2	-50.0%
Pembroke Pines (City)	232	-3.7%	103	-18.3%	337	54.6%	3.7	85.0%
Plantation (City)	120	-8.4%	52	-8.8%	154	73.0%	3.5	84.2%
Pompano Beach (City)	302	4.9%	136	-1.4%	560	63.7%	5.5	89.7%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	2	100.0%	0	-100.0%	2	100.0%	4.0	135.3%
Southwest Ranches (Town)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Sunrise (City)	190	-16.7%	91	-23.5%	352	40.8%	5.0	85.2%
Tamarac (City)	216	1.9%	101	9.8%	269	69.2%	3.6	100.0%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	1	0.0%	1	-50.0%	0	N/A	0.0	N/A
Weston (City)	57	1.8%	24	-4.0%	48	33.3%	2.5	66.7%
Wilton Manors (City)	32	3.2%	11	22.2%	36	111.8%	2.8	133.3%

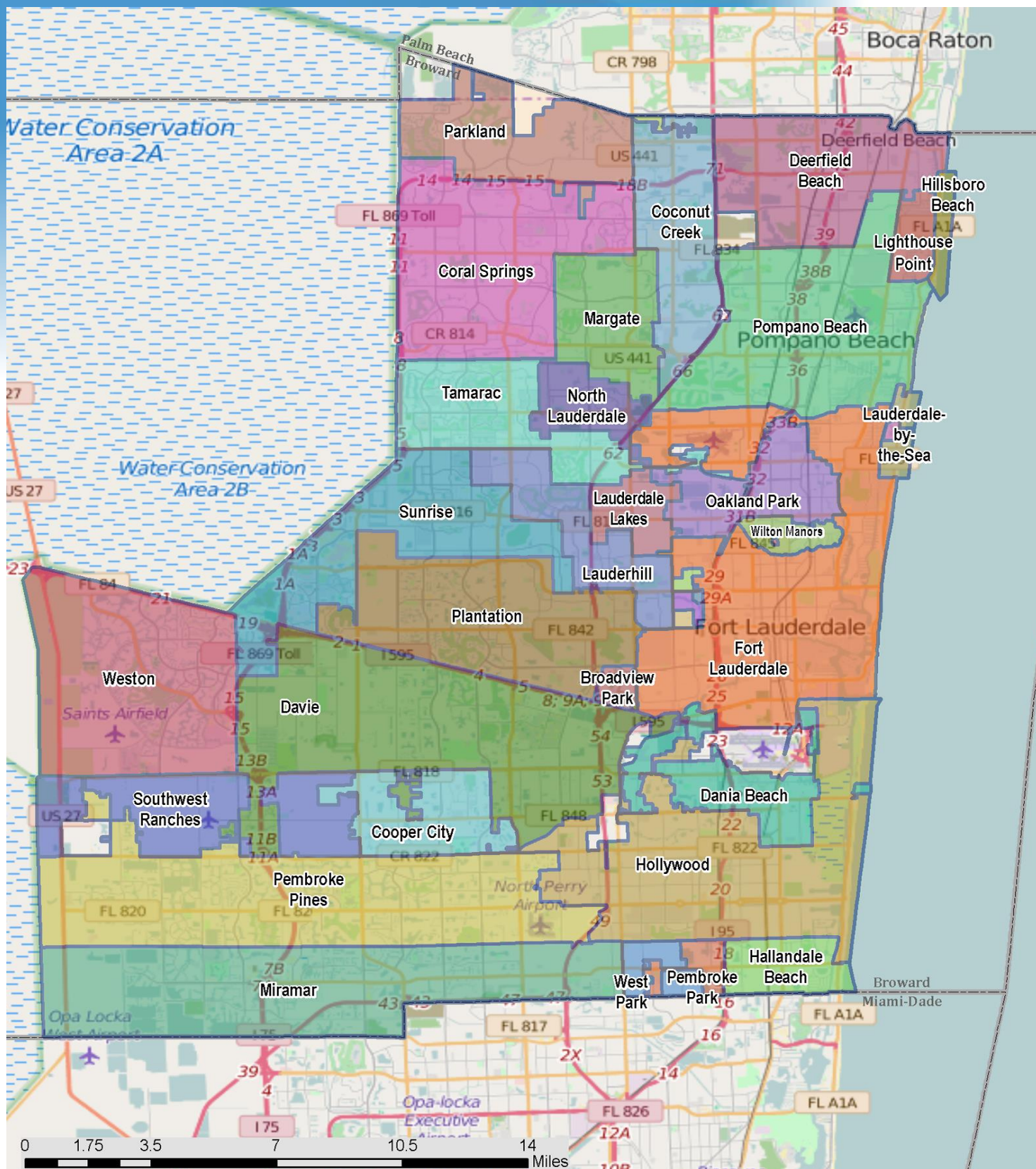
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## Reference Map - Countywide

### Municipalities and Census-Designated Places\*



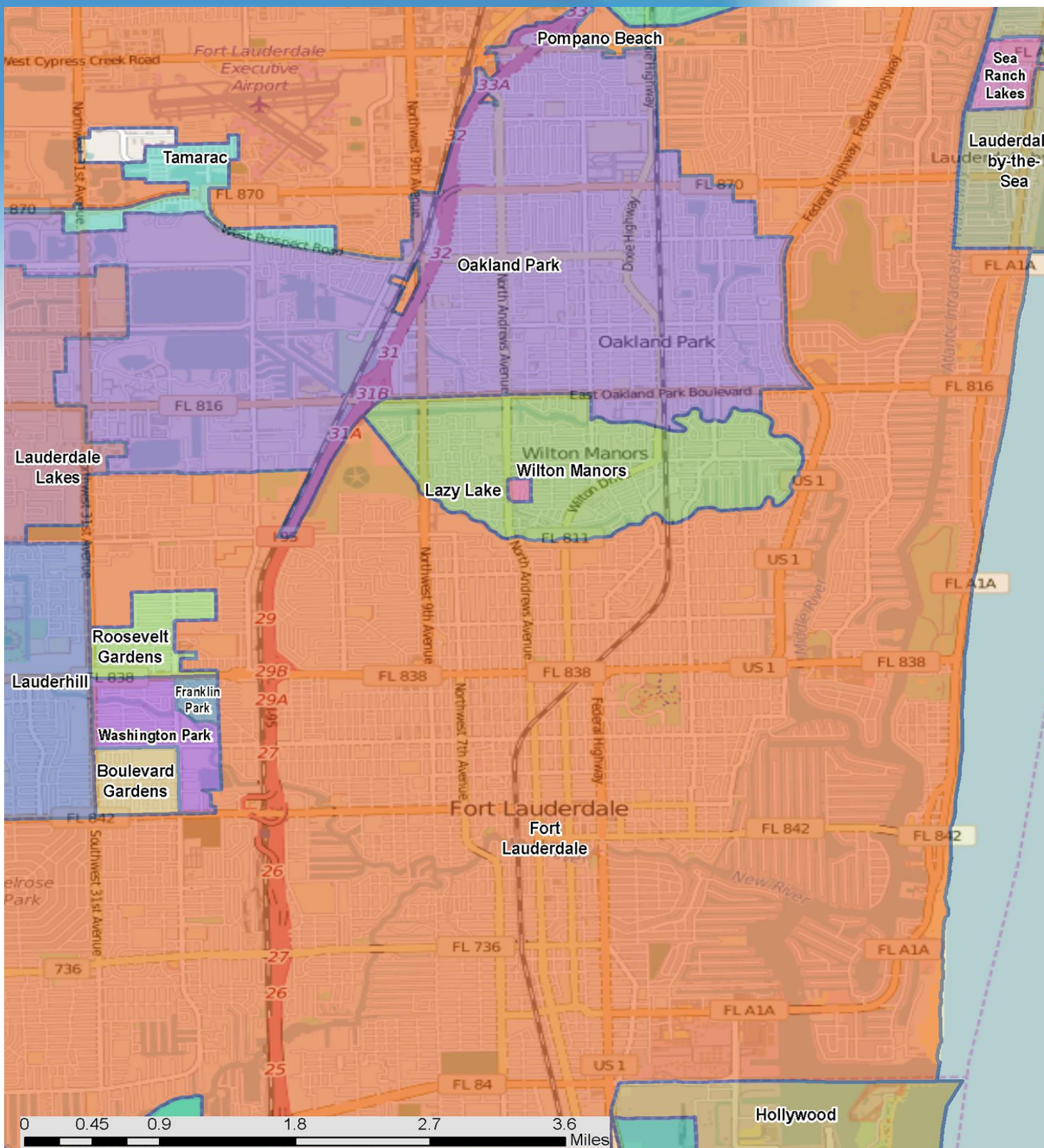
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## Reference Map - East Central Broward

### Municipalities and Census-Designated Places\*



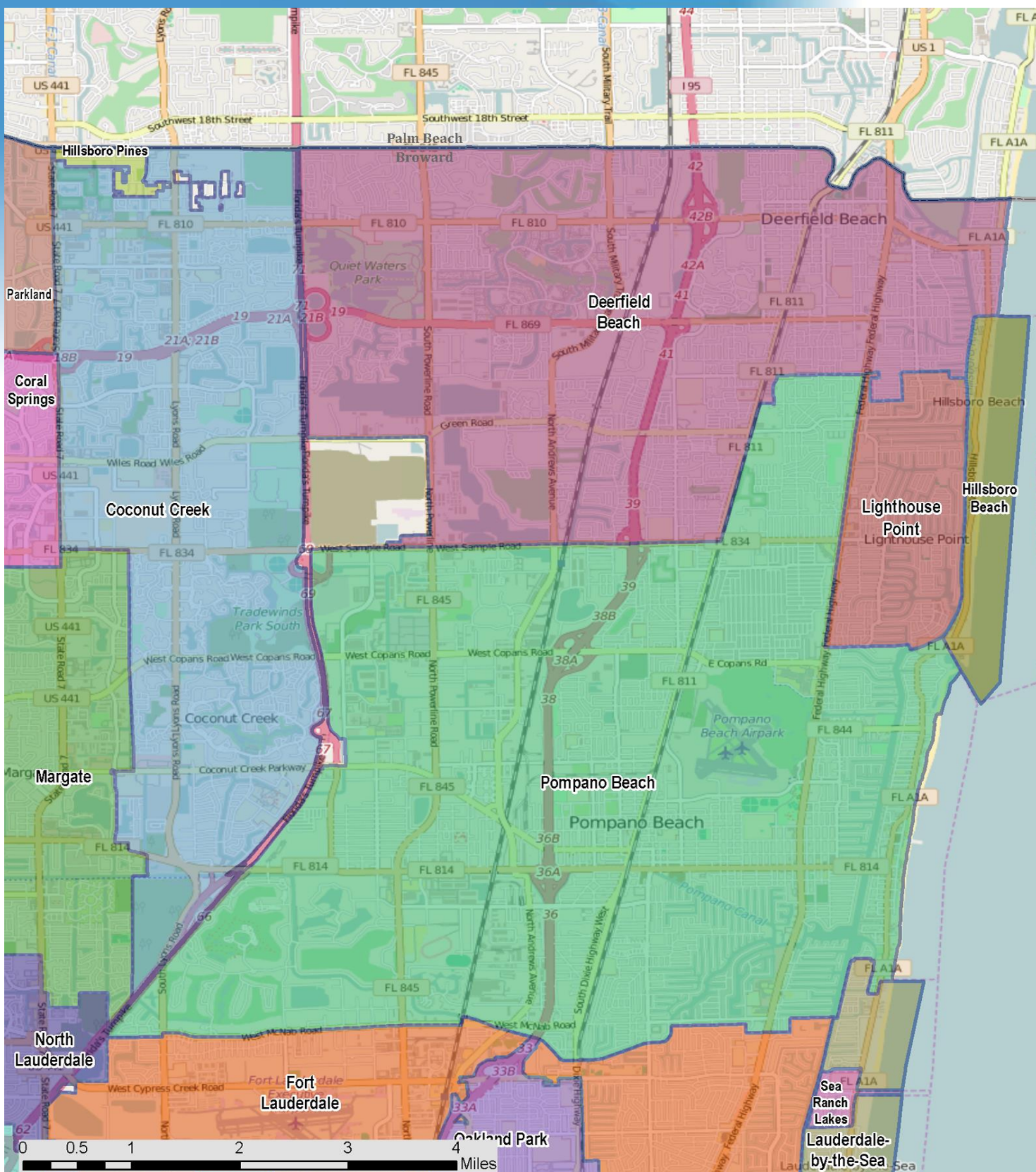
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## Reference Map - Northeast Broward

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