

# Broward County Local Residential Market Metrics - Q1 2024

## 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.
<b>Broward County</b>	<b>2,622</b>	<b>-5.7%</b>	<b>737</b>	<b>4.4%</b>	<b>\$605,000</b>	<b>9.0%</b>	<b>\$844,493</b>	<b>11.9%</b>
Boulevard Gardens (CDP)	2	-71.4%	1	0.0%	\$284,495	-3.6%	\$284,495	-10.4%
Broadview Park (CDP)	3	-72.7%	0	-100.0%	\$540,000	36.7%	\$532,333	52.0%
Coconut Creek (City)	57	-13.6%	13	0.0%	\$580,250	5.5%	\$607,178	9.7%
Cooper City (City)	63	31.3%	13	85.7%	\$670,000	3.9%	\$754,420	8.8%
Coral Springs (City)	179	-12.7%	30	-25.0%	\$687,500	8.3%	\$704,634	6.1%
Dania Beach (City)	26	-33.3%	6	-64.7%	\$585,000	17.6%	\$710,599	20.8%
Davie (Town)	109	-21.6%	30	-26.8%	\$834,500	22.4%	\$1,026,853	19.8%
Deerfield Beach (City)	79	-19.4%	26	-27.8%	\$525,000	8.0%	\$663,953	18.1%
Fort Lauderdale (City)	357	2.6%	146	10.6%	\$715,000	14.4%	\$1,357,578	8.4%
Franklin Park (CDP)	2	100.0%	0	-100.0%	\$357,500	78.8%	\$357,500	78.8%
Hallandale Beach (City)	12	-45.5%	6	-14.3%	\$550,000	11.8%	\$1,831,000	70.5%
Hillsboro Beach (Town)	1	0.0%	1	0.0%	\$18,400,000	-4.4%	\$18,400,000	-4.4%
Hillsboro Pines (CDP)	2	0.0%	0	-100.0%	\$522,500	42.8%	\$522,500	42.8%
Hollywood (City)	227	-3.0%	66	15.8%	\$549,500	11.2%	\$736,103	20.7%
Lauderdale Lakes (City)	27	22.7%	4	0.0%	\$449,000	13.4%	\$448,590	14.9%
Lauderdale-by-the-Sea (Town)	12	71.4%	9	125.0%	\$1,110,000	0.9%	\$1,301,667	11.2%
Lauderhill (City)	68	-6.8%	14	75.0%	\$426,500	8.5%	\$430,123	7.1%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	33	-5.7%	20	-9.1%	\$1,365,000	-23.1%	\$1,785,748	-11.8%
Margate (City)	96	4.3%	12	-14.3%	\$454,000	9.4%	\$461,217	9.8%
Miramar (City)	151	-11.7%	21	-25.0%	\$560,000	-1.8%	\$686,175	12.8%
North Lauderdale (City)	46	-6.1%	13	225.0%	\$420,000	15.1%	\$400,134	12.5%
Oakland Park (City)	81	-11.0%	30	25.0%	\$562,000	12.4%	\$588,929	9.5%
Parkland (City)	99	3.1%	40	48.1%	\$1,025,000	-2.4%	\$1,198,483	3.5%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	189	-0.5%	30	50.0%	\$640,000	9.4%	\$675,566	9.5%
Plantation (City)	143	14.4%	46	58.6%	\$660,000	11.9%	\$811,876	18.1%
Pompano Beach (City)	138	-6.8%	48	-12.7%	\$440,000	-6.4%	\$648,697	-12.4%
Roosevelt Gardens (CDP)	4	33.3%	2	N/A	\$340,000	-20.7%	\$307,250	-22.8%
Sea Ranch Lakes (Village)	3	50.0%	2	0.0%	\$2,000,000	-53.5%	\$1,991,667	-53.7%
Southwest Ranches (Town)	22	-4.3%	10	11.1%	\$1,615,000	1.2%	\$2,562,791	54.6%
Sunrise (City)	102	-2.9%	16	14.3%	\$507,500	9.1%	\$498,881	6.8%
Tamarac (City)	116	-23.7%	20	-39.4%	\$410,000	6.5%	\$451,110	10.0%
Washington Park (CDP)	3	-62.5%	0	-100.0%	\$525,000	37.5%	\$450,000	28.9%
West Park (City)	21	-19.2%	4	0.0%	\$410,000	8.5%	\$409,710	6.6%
Weston (City)	120	16.5%	43	59.3%	\$903,550	8.9%	\$1,184,750	13.3%
Wilton Manors (City)	39	-11.4%	17	-19.0%	\$767,500	-7.0%	\$901,375	1.0%

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# Broward County Local Residential Market Metrics - Q1 2024

## 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>\$2.2 Billion</b>	<b>5.5%</b>	<b>96.0%</b>	<b>0.6%</b>	<b>40 Days</b>	<b>-4.8%</b>	<b>4,844</b>	<b>21.2%</b>
Boulevard Gardens (CDP)	\$568,990	-74.4%	86.8%	-8.7%	35 Days	-41.7%	10	11.1%
Broadview Park (CDP)	\$1.6 Million	-58.5%	100.0%	3.1%	56 Days	700.0%	12	9.1%
Coconut Creek (City)	\$34.6 Million	-5.2%	96.1%	-0.8%	54 Days	68.8%	107	20.2%
Cooper City (City)	\$47.5 Million	42.9%	96.1%	-1.7%	43 Days	87.0%	107	44.6%
Coral Springs (City)	\$126.1 Million	-7.3%	96.6%	0.2%	42 Days	-4.5%	337	31.6%
Dania Beach (City)	\$18.5 Million	-19.5%	98.2%	4.1%	33 Days	-51.5%	73	37.7%
Davie (Town)	\$111.9 Million	-6.0%	95.2%	0.7%	38 Days	-2.6%	175	10.8%
Deerfield Beach (City)	\$52.5 Million	-4.8%	97.4%	3.1%	25 Days	-7.4%	158	15.3%
Fort Lauderdale (City)	\$484.7 Million	11.2%	93.8%	0.3%	58 Days	18.4%	694	36.1%
Franklin Park (CDP)	\$715,000	257.5%	97.2%	45.7%	34 Days	-22.7%	2	-50.0%
Hallandale Beach (City)	\$22.0 Million	-7.0%	89.6%	-6.1%	53 Days	17.8%	39	0.0%
Hillsboro Beach (Town)	\$18.4 Million	-4.4%	84.8%	7.9%	82 Days	-87.4%	0	N/A
Hillsboro Pines (CDP)	\$1.0 Million	42.8%	98.7%	4.4%	3 Days	-62.5%	3	N/A
Hollywood (City)	\$167.1 Million	17.1%	95.3%	0.7%	39 Days	8.3%	472	17.7%
Lauderdale Lakes (City)	\$12.1 Million	41.0%	98.8%	0.8%	61 Days	134.6%	48	29.7%
Lauderdale-by-the-Sea (Town)	\$15.6 Million	90.7%	91.6%	-1.5%	30 Days	-64.7%	20	100.0%
Lauderhill (City)	\$29.2 Million	-0.3%	97.8%	1.2%	49 Days	8.9%	105	8.2%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Lighthouse Point (City)	\$58.9 Million	-16.8%	89.0%	-1.7%	58 Days	20.8%	75	21.0%
Margate (City)	\$44.3 Million	14.6%	96.8%	0.3%	39 Days	2.6%	172	29.3%
Miramar (City)	\$103.6 Million	-0.4%	97.4%	1.2%	33 Days	-15.4%	275	27.9%
North Lauderdale (City)	\$18.4 Million	5.6%	97.5%	-1.2%	31 Days	34.8%	60	-4.8%
Oakland Park (City)	\$47.7 Million	-2.5%	95.2%	1.4%	36 Days	-32.1%	170	46.6%
Parkland (City)	\$118.6 Million	6.7%	94.7%	1.2%	55 Days	12.2%	186	12.7%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Pembroke Pines (City)	\$127.7 Million	9.0%	96.9%	0.6%	27 Days	-25.0%	304	11.8%
Plantation (City)	\$116.1 Million	35.1%	96.3%	1.7%	32 Days	-39.6%	271	35.5%
Pompano Beach (City)	\$89.5 Million	-18.3%	95.1%	1.0%	36 Days	-16.3%	239	11.7%
Roosevelt Gardens (CDP)	\$1.2 Million	3.0%	99.5%	5.4%	62 Days	31.9%	10	66.7%
Sea Ranch Lakes (Village)	\$6.0 Million	-30.5%	102.6%	3.2%	20 Days	33.3%	8	100.0%
Southwest Ranches (Town)	\$56.4 Million	47.9%	94.4%	5.7%	58 Days	81.3%	43	16.2%
Sunrise (City)	\$50.9 Million	3.7%	97.8%	0.4%	27 Days	-18.2%	166	3.8%
Tamarac (City)	\$52.3 Million	-16.0%	96.9%	1.0%	41 Days	-4.7%	187	-2.1%
Washington Park (CDP)	\$1.4 Million	-51.7%	90.0%	-3.8%	129 Days	118.6%	12	71.4%
West Park (City)	\$8.6 Million	-13.9%	97.2%	-0.6%	46 Days	17.9%	37	-11.9%
Weston (City)	\$142.2 Million	32.0%	96.3%	1.8%	35 Days	-25.5%	204	22.9%
Wilton Manors (City)	\$35.2 Million	-10.5%	93.0%	-1.0%	59 Days	40.5%	87	42.6%

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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	3,581	-5.8%	1,783	-6.1%	4,007	34.1%	3.9	44.4%
Boulevard Gardens (CDP)	3	-75.0%	2	-60.0%	13	116.7%	8.7	117.5%
Broadview Park (CDP)	9	-35.7%	7	16.7%	5	-28.6%	1.7	-5.6%
Coconut Creek (City)	83	-15.3%	39	-9.3%	71	61.4%	3.3	94.1%
Cooper City (City)	100	51.5%	51	59.4%	69	46.8%	3.1	47.6%
Coral Springs (City)	263	0.4%	119	11.2%	231	45.3%	3.2	68.4%
Dania Beach (City)	35	-23.9%	19	-24.0%	76	26.7%	6.7	55.8%
Davie (Town)	145	-19.9%	78	-14.3%	131	11.0%	2.8	16.7%
Deerfield Beach (City)	115	-17.9%	67	0.0%	124	77.1%	3.6	71.4%
Fort Lauderdale (City)	475	8.4%	234	4.0%	790	38.1%	6.3	43.2%
Franklin Park (CDP)	1	0.0%	1	N/A	2	-60.0%	4.8	-68.0%
Hallandale Beach (City)	19	-32.1%	10	0.0%	52	85.7%	9.3	173.5%
Hillsboro Beach (Town)	2	100.0%	1	N/A	3	200.0%	36.0	200.0%
Hillsboro Pines (CDP)	3	N/A	1	N/A	3	N/A	9.0	N/A
Hollywood (City)	286	-13.1%	144	-21.3%	468	29.6%	5.5	44.7%
Lauderdale Lakes (City)	32	-20.0%	23	-23.3%	27	17.4%	2.8	12.0%
Lauderdale-by-the-Sea (Town)	12	50.0%	4	100.0%	35	94.4%	15.0	158.6%
Lauderhill (City)	98	-10.9%	50	-5.7%	71	36.5%	2.9	45.0%
Lazy Lake (Village)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Lighthouse Point (City)	43	0.0%	21	-4.5%	93	22.4%	7.3	21.7%
Margate (City)	137	-11.6%	65	-16.7%	112	100.0%	3.2	128.6%
Miramar (City)	212	-4.9%	108	0.0%	182	40.0%	3.2	68.4%
North Lauderdale (City)	64	-15.8%	29	-21.6%	37	27.6%	2.1	31.3%
Oakland Park (City)	104	-3.7%	47	-4.1%	138	81.6%	4.4	100.0%
Parkland (City)	147	-3.3%	83	-16.2%	133	14.7%	3.0	11.1%
Pembroke Park (Town)	0	N/A	0	N/A	0	-100.0%	0.0	-100.0%
Pembroke Pines (City)	251	-3.5%	114	-5.0%	169	7.0%	2.3	21.1%
Plantation (City)	190	4.4%	85	-8.6%	198	29.4%	3.6	33.3%
Pompano Beach (City)	183	-2.1%	94	8.0%	244	34.8%	4.8	54.8%
Roosevelt Gardens (CDP)	6	0.0%	3	-40.0%	7	75.0%	3.8	137.5%
Sea Ranch Lakes (Village)	6	200.0%	3	N/A	7	0.0%	6.5	-7.1%
Southwest Ranches (Town)	30	30.4%	18	38.5%	64	30.6%	8.3	22.1%
Sunrise (City)	145	-0.7%	73	4.3%	95	9.2%	2.1	10.5%
Tamarac (City)	148	-30.5%	80	-25.2%	139	37.6%	2.8	64.7%
Washington Park (CDP)	9	0.0%	8	100.0%	11	120.0%	6.3	320.0%
West Park (City)	30	-25.0%	19	-24.0%	35	59.1%	3.6	80.0%
Weston (City)	166	5.7%	86	-6.5%	131	4.0%	2.8	12.0%
Wilton Manors (City)	47	-9.6%	21	5.0%	97	56.5%	7.3	73.8%

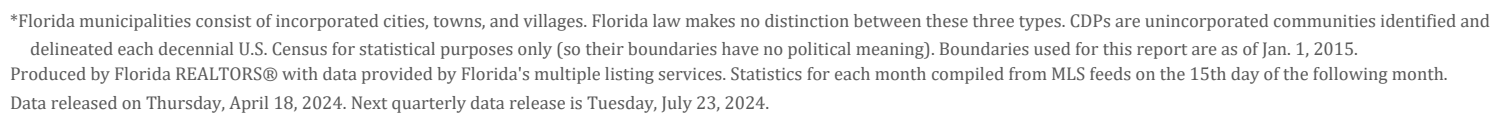
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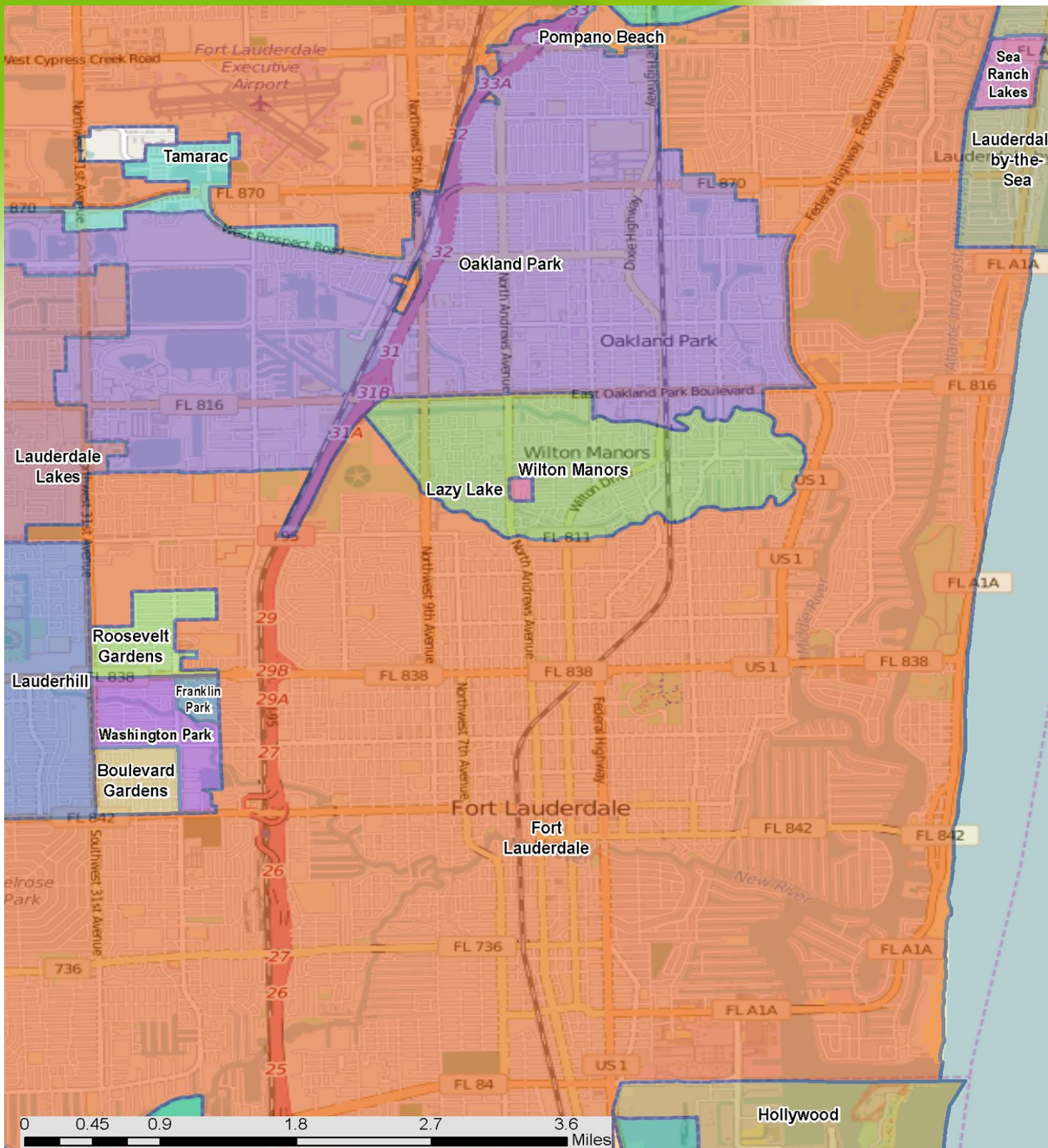




# Broward County Local Residential Market Metrics - Q1 2024

## Reference Map - East Central Broward

### Municipalities and Census-Designated Places\*



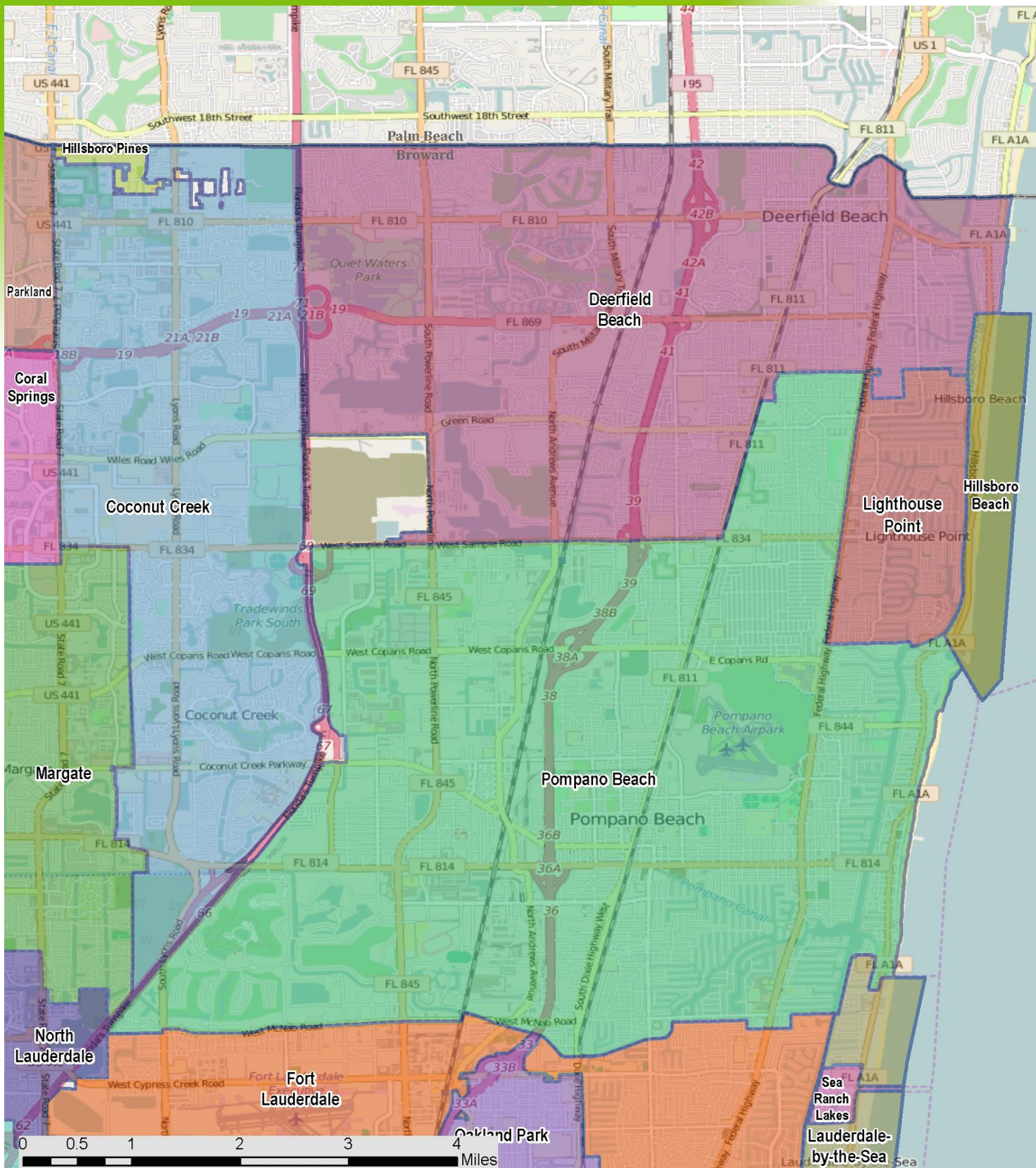
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## Reference Map - Northeast Broward

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