

Broward County Local Residential Market Metrics - Q1 2024

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	3,038	-11.2%	1,736	-8.7%	\$285,000	5.6%	\$369,736	4.3%
Boulevard Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Coconut Creek (City)	116	-23.2%	58	-23.7%	\$250,000	0.0%	\$271,135	5.1%
Cooper City (City)	18	5.9%	3	50.0%	\$452,000	7.6%	\$456,578	7.0%
Coral Springs (City)	102	-17.7%	42	-30.0%	\$256,000	16.4%	\$293,028	20.3%
Dania Beach (City)	44	-2.2%	24	9.1%	\$263,750	-12.1%	\$285,625	-2.3%
Davie (Town)	84	-21.5%	28	-44.0%	\$335,000	15.5%	\$339,683	8.9%
Deerfield Beach (City)	221	-20.5%	139	-21.5%	\$215,000	12.0%	\$260,598	3.3%
Fort Lauderdale (City)	415	-5.5%	275	-2.5%	\$465,000	7.5%	\$687,653	-4.1%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	170	-23.8%	123	-18.0%	\$285,000	-8.1%	\$394,685	-2.2%
Hillsboro Beach (Town)	24	9.1%	19	18.8%	\$497,500	-5.2%	\$561,183	-20.8%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	245	-2.8%	169	-2.3%	\$328,000	13.1%	\$392,912	-0.9%
Lauderdale Lakes (City)	65	-17.7%	29	-34.1%	\$132,000	1.0%	\$147,841	10.5%
Lauderdale-by-the-Sea (Town)	48	9.1%	36	12.5%	\$525,000	5.0%	\$621,435	0.2%
Lauderhill (City)	117	-18.8%	70	-10.3%	\$153,150	9.4%	\$178,008	12.4%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	25	31.6%	21	40.0%	\$255,000	30.8%	\$342,012	35.7%
Margate (City)	101	1.0%	53	20.5%	\$171,000	5.2%	\$195,634	-0.1%
Miramar (City)	64	-14.7%	21	23.5%	\$390,000	4.8%	\$373,313	1.7%
North Lauderdale (City)	30	-28.6%	6	-53.8%	\$250,000	0.0%	\$253,346	0.5%
Oakland Park (City)	87	20.8%	32	-8.6%	\$250,000	4.8%	\$290,318	6.3%
Parkland (City)	7	-41.7%	4	0.0%	\$565,000	3.4%	\$575,286	6.7%
Pembroke Park (Town)	3	-40.0%	2	-50.0%	\$225,000	108.3%	\$220,000	41.4%
Pembroke Pines (City)	229	-9.8%	120	-11.1%	\$280,000	14.3%	\$312,992	14.3%
Plantation (City)	111	-10.5%	52	8.3%	\$273,700	-11.7%	\$299,958	-1.5%
Pompano Beach (City)	283	-3.7%	202	14.8%	\$300,000	7.2%	\$405,056	16.6%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	1	-50.0%	1	-50.0%	\$673,000	65.4%	\$673,000	65.4%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	164	-22.3%	85	-7.6%	\$190,000	-5.0%	\$245,340	-0.6%
Tamarac (City)	164	-13.2%	70	-27.1%	\$219,500	12.6%	\$245,283	13.9%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	2	100.0%	0	N/A	\$340,000	56.0%	\$340,000	56.0%
Weston (City)	50	-12.3%	28	-17.6%	\$395,000	4.4%	\$417,140	-0.8%
Wilton Manors (City)	46	35.3%	22	15.8%	\$359,500	-25.9%	\$423,623	-7.9%

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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	\$1.1 Billion	-7.4%	94.9%	-1.4%	44 Days	51.7%	7,564	30.2%
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	-100.0%
Coconut Creek (City)	\$31.5 Million	-19.2%	94.8%	-0.9%	41 Days	7.9%	266	23.7%
Cooper City (City)	\$8.2 Million	13.3%	100.0%	0.6%	18 Days	0.0%	22	37.5%
Coral Springs (City)	\$29.9 Million	-1.0%	96.0%	-1.2%	34 Days	112.5%	251	43.4%
Dania Beach (City)	\$12.6 Million	-4.5%	94.9%	-1.0%	47 Days	74.1%	117	91.8%
Davie (Town)	\$28.5 Million	-14.5%	98.0%	0.3%	22 Days	22.2%	211	54.0%
Deerfield Beach (City)	\$57.6 Million	-17.9%	95.0%	-0.9%	36 Days	33.3%	555	30.3%
Fort Lauderdale (City)	\$285.4 Million	-9.3%	93.4%	-1.5%	56 Days	43.6%	1,064	26.2%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$67.1 Million	-25.4%	92.8%	-1.3%	61 Days	35.6%	544	21.4%
Hillsboro Beach (Town)	\$13.5 Million	-13.6%	89.9%	-5.7%	73 Days	69.8%	39	-13.3%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$96.3 Million	-3.7%	94.4%	-1.2%	49 Days	63.3%	598	32.3%
Lauderdale Lakes (City)	\$9.6 Million	-9.1%	96.1%	-0.2%	42 Days	55.6%	209	18.8%
Lauderdale-by-the-Sea (Town)	\$29.8 Million	9.3%	91.6%	-0.7%	53 Days	-8.6%	97	16.9%
Lauderhill (City)	\$20.8 Million	-8.7%	94.7%	-1.5%	56 Days	36.6%	353	3.8%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$8.6 Million	78.6%	94.1%	-1.4%	30 Days	11.1%	50	0.0%
Margate (City)	\$19.8 Million	0.9%	95.8%	-1.8%	33 Days	57.1%	252	25.4%
Miramar (City)	\$23.9 Million	-13.2%	96.8%	-1.1%	28 Days	7.7%	127	33.7%
North Lauderdale (City)	\$7.6 Million	-28.2%	97.3%	-0.6%	24 Days	-36.8%	78	39.3%
Oakland Park (City)	\$25.3 Million	28.5%	94.8%	-3.7%	45 Days	181.3%	189	62.9%
Parkland (City)	\$4.0 Million	-37.8%	94.4%	-2.3%	68 Days	223.8%	11	-38.9%
Pembroke Park (Town)	\$660,000	-15.2%	97.4%	-2.6%	112 Days	761.5%	2	-84.6%
Pembroke Pines (City)	\$71.7 Million	3.1%	96.9%	-0.2%	34 Days	25.9%	518	40.4%
Plantation (City)	\$33.3 Million	-11.8%	95.9%	-1.9%	51 Days	168.4%	215	20.8%
Pompano Beach (City)	\$114.6 Million	12.2%	93.6%	-2.3%	53 Days	71.0%	716	34.1%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	\$673,000	-17.3%	92.4%	13.2%	90 Days	-34.3%	4	100.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$40.2 Million	-22.7%	93.2%	-3.3%	46 Days	39.4%	397	28.5%
Tamarac (City)	\$40.2 Million	-1.1%	95.5%	-2.0%	49 Days	88.5%	409	26.6%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$680,000	211.9%	98.9%	-2.5%	30 Days	650.0%	2	N/A
Weston (City)	\$20.9 Million	-13.0%	96.7%	0.3%	35 Days	40.0%	96	54.8%
Wilton Manors (City)	\$19.5 Million	24.6%	96.6%	-0.4%	20 Days	100.0%	86	45.8%

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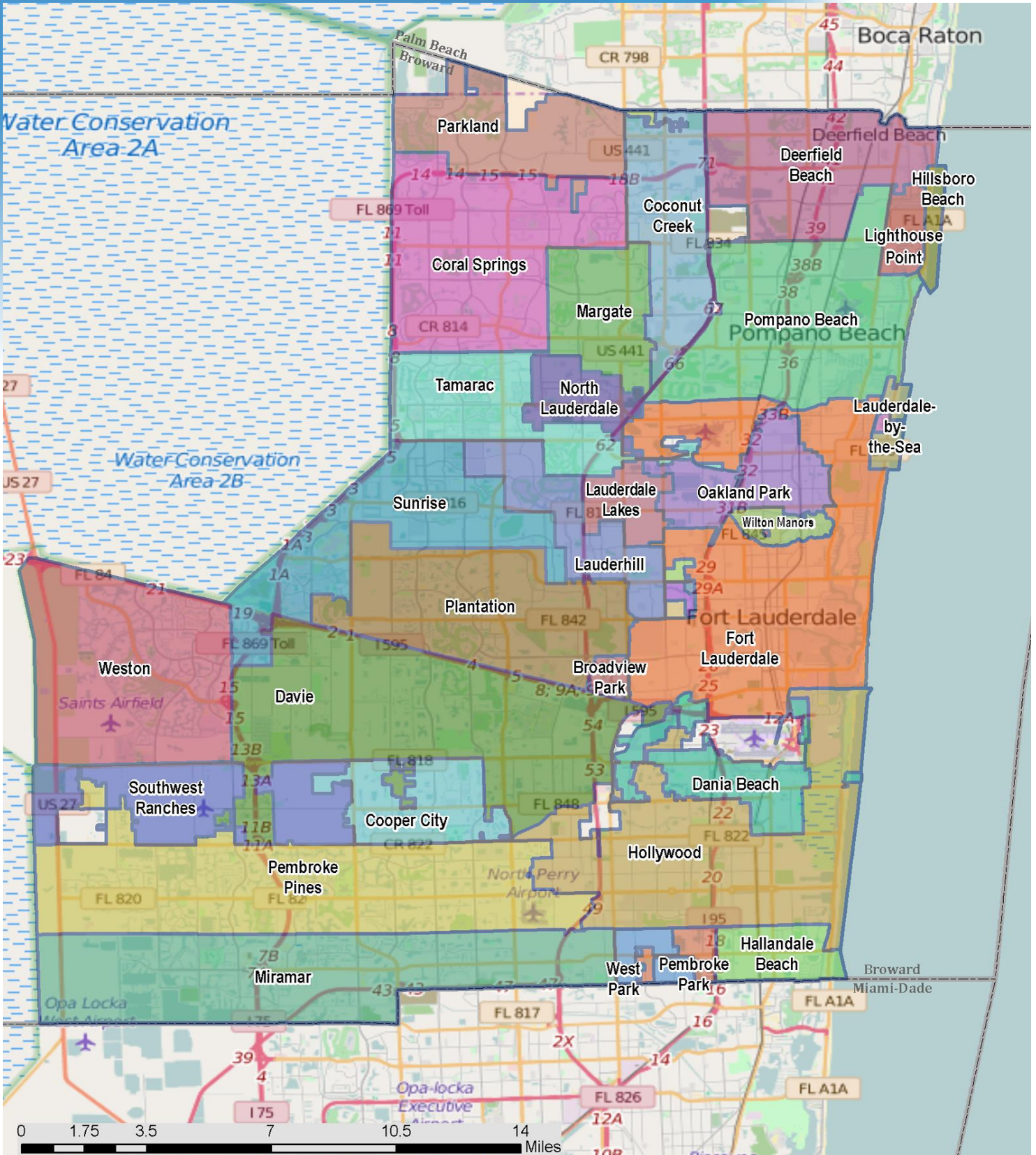
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	4,085	-13.5%	2,086	-12.8%	8,477	93.7%	7.2	125.0%
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	161	-25.8%	81	-27.0%	260	91.2%	5.1	112.5%
Cooper City (City)	17	0.0%	4	-33.3%	11	57.1%	1.9	90.0%
Coral Springs (City)	143	-18.3%	84	-3.4%	223	123.0%	5.3	178.9%
Dania Beach (City)	71	10.9%	40	33.3%	102	161.5%	6.6	153.8%
Davie (Town)	125	0.0%	62	10.7%	170	214.8%	4.6	253.8%
Deerfield Beach (City)	320	-15.6%	165	-3.5%	517	91.5%	6.1	125.9%
Fort Lauderdale (City)	521	-13.5%	243	-24.8%	1,451	85.5%	9.8	122.7%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	238	-26.8%	119	-26.1%	789	63.0%	10.9	109.6%
Hillsboro Beach (Town)	28	3.7%	12	0.0%	56	24.4%	7.8	21.9%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	283	-4.1%	141	6.0%	877	79.7%	10.8	129.8%
Lauderdale Lakes (City)	100	-22.5%	70	-6.7%	249	91.5%	9.3	126.8%
Lauderdale-by-the-Sea (Town)	68	15.3%	41	28.1%	120	57.9%	8.3	93.0%
Lauderhill (City)	174	-31.5%	109	-33.5%	505	65.0%	9.8	122.7%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	37	5.7%	19	0.0%	57	32.6%	6.1	19.6%
Margate (City)	147	-7.5%	84	0.0%	256	113.3%	6.1	125.9%
Miramar (City)	86	-11.3%	43	-15.7%	95	156.8%	3.9	225.0%
North Lauderdale (City)	42	-27.6%	25	-3.8%	64	82.9%	4.9	122.7%
Oakland Park (City)	99	-7.5%	42	-32.3%	220	340.0%	6.7	294.1%
Parkland (City)	11	-31.3%	7	16.7%	11	37.5%	2.8	64.7%
Pembroke Park (Town)	1	-85.7%	0	-100.0%	5	-54.5%	3.0	-50.0%
Pembroke Pines (City)	304	-12.6%	146	-18.4%	477	147.2%	5.4	184.2%
Plantation (City)	158	-4.8%	77	-4.9%	179	115.7%	4.2	121.1%
Pompano Beach (City)	386	-8.1%	202	-7.3%	771	93.2%	7.6	105.4%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	1	0.0%	0	N/A	4	100.0%	9.6	220.0%
Southwest Ranches (Town)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	225	-10.4%	114	-10.9%	475	103.0%	7.2	166.7%
Tamarac (City)	226	-18.7%	131	-3.7%	396	127.6%	5.4	145.5%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	1	N/A	0	-100.0%	1	N/A	4.0	N/A
Weston (City)	60	0.0%	25	13.6%	66	187.0%	3.6	260.0%
Wilton Manors (City)	53	8.2%	18	-18.2%	61	165.2%	4.5	164.7%

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Reference Map - Countywide

Municipalities and Census-Designated Places*

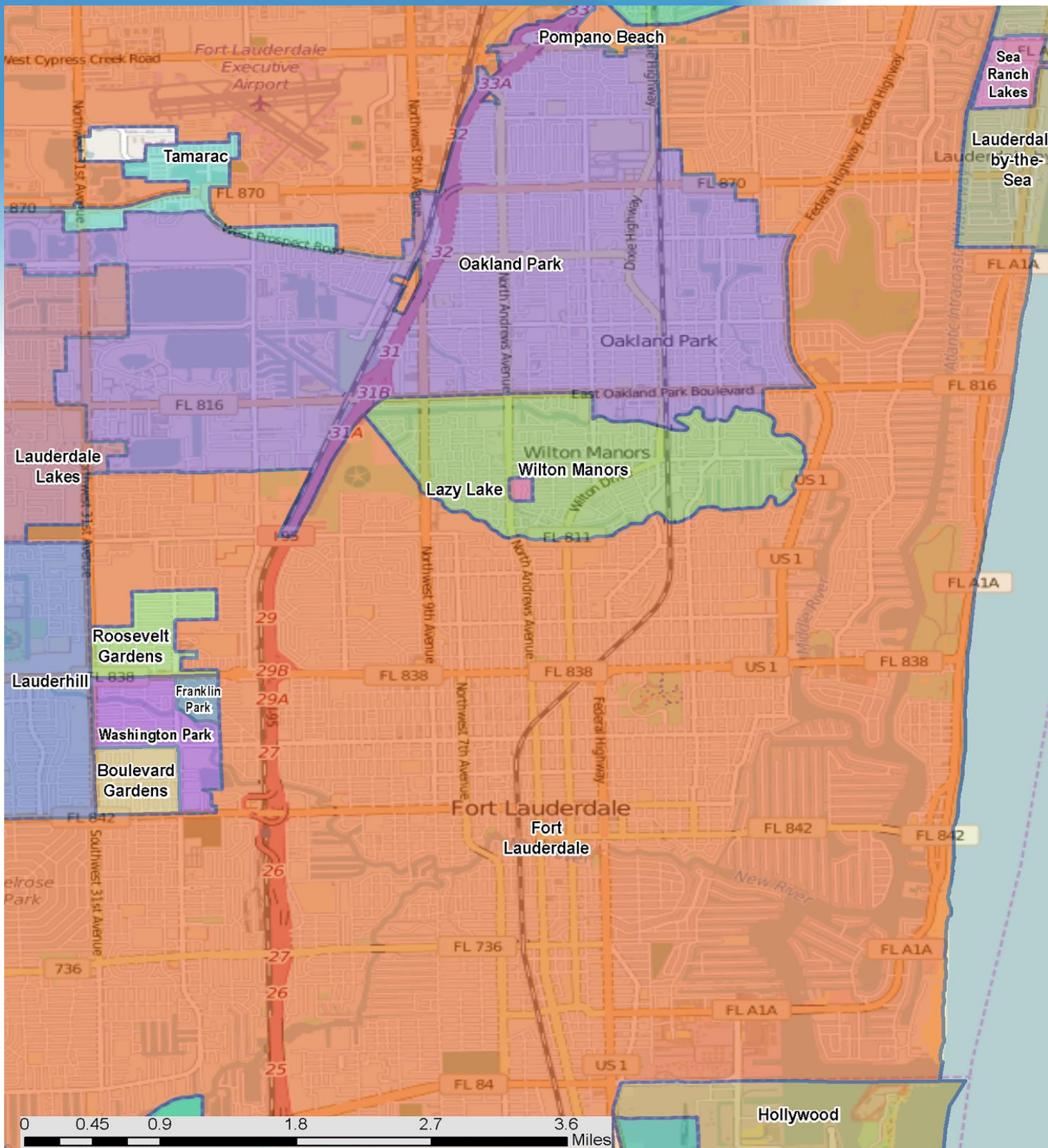


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Reference Map - East Central Broward

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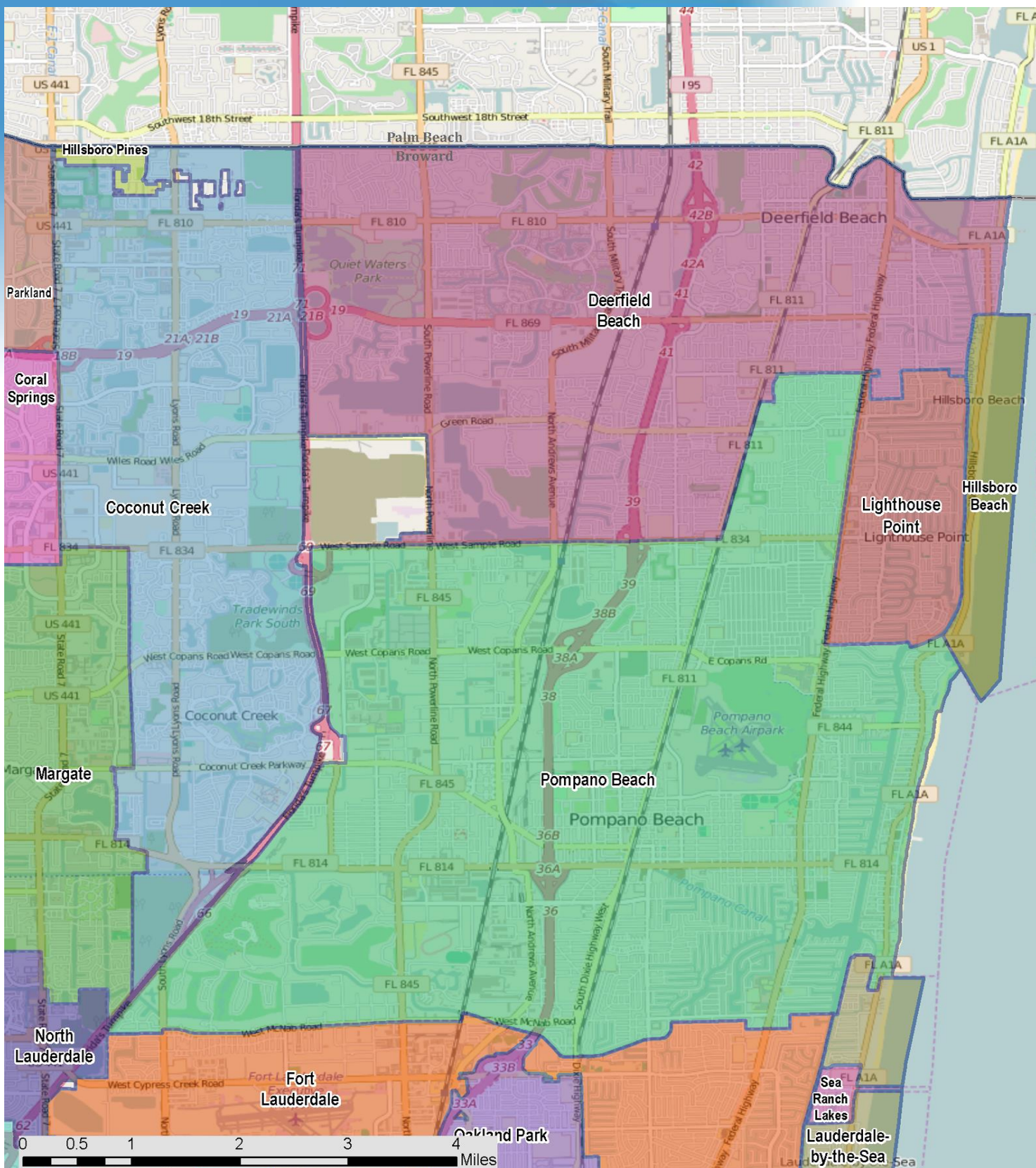


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Reference Map - Northeast Broward

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