Quarterly Market Summary - Q2 2024 Townhouses and Condos Broward County





	Q2 2024	Q2 2023	Percent Change Year-over-Year
Closed Sales	3,744	4,297	-12.9%
Paid in Cash	2,028	2,381	-14.8%
Median Sale Price	\$285,000	\$273,000	4.4%
Average Sale Price	\$374,814	\$364,297	2.9%
Dollar Volume	\$1.4 Billion	\$1.6 Billion	-10.4%
Med. Pct. of Orig. List Price Received	94.3%	96.3%	-2.1%
Median Time to Contract	48 Days	27 Days	77.8%
Median Time to Sale	88 Days	69 Days	27.5%
New Pending Sales	3,981	4,635	-14.1%
New Listings	6,316	5,334	18.4%
Pending Inventory	1,849	2,141	-13.6%
Inventory (Active Listings)	8,938	4,291	108.3%
Months Supply of Inventory	7.9	3.4	132.4%



Quarterly Distressed Market - Q2 2024 Townhouses and Condos Broward County





Closed Sales

Median Sale Price

		Q2 2024	Q2 2023	Percent Change Year-over-Year
Traditional	Closed Sales	3,704	4,270	-13.3%
	Median Sale Price	\$285,000	\$274,900	3.7%
Foreclosure/REO	Closed Sales	37	26	42.3%
	Median Sale Price	\$215,000	\$185,000	16.2%
Short Sale	Closed Sales	3	1	200.0%
	Median Sale Price	\$242,000	\$250,000	-3.2%

2020 2021 2022 2023 ■ Traditional ■ Foreclosure/REO ■ Short Sale 100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0% Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 \$400K \$350K \$300K \$250K \$200K \$150K \$100K \$50K \$0K Q2 Q2 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q3 Q4 Q1 Q3 Q4 Q1 Q2 2020 2021 2022 2023