Broward County Local Residential Market Metrics - Q2 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.
Broward County	3,583	-0.2%	846	-3.2%	$630,000	5.9%	$843,175	8.0%
Boulevard Gardens (CDP)	5	-16.7%	0	N/A	$390,000	5.4%	$382,100	0.8%
Broadview Park (CDP)	20	42.9%	2	-50.0%	$487,500	16.1%	$481,670	19.3%
Coconut Creek (City)	88	4.8%	14	16.7%	$595,000	2.9%	$634,137	8.3%
Cooper City (City)	111	37.0%	18	-14.3%	$760,000	12.4%	$846,932	15.4%
Coral Springs (City)	276	3.0%	37	-19.6%	$696,000	6.3%	$728,930	6.5%
Dania Beach (City)	52	33.3%	14	0.0%	$597,000	8.1%	$694,021	11.6%
Davie (Town)	161	-8.0%	41	-8.9%	$825,000	7.8%	$1,026,785	5.6%
Deerfield Beach (City)	129	11.2%	44	18.9%	$565,000	10.3%	$651,266	-6.7%
Fort Lauderdale (City)	421	5.5%	162	3.2%	$665,000	-6.5%	$1,341,513	0.3%
Franklin Park (CDP)	1	-50.0%	0	N/A	$356,900	8.0%	$454,000	37.4%
Hallandale Beach (City)	21	5.0%	10	66.7%	$436,500	-7.1%	$573,613	-51.9%
Hillsboro Beach (Town)	2	N/A	2	N/A	$9,562,500	N/A	$9,562,500	N/A
Hillsboro Pines (CDP)	2	N/A	0	N/A	$1,262,500	N/A	$1,262,500	N/A
Hollywood (City)	290	-2.7%	75	-18.5%	$550,000	3.8%	$664,097	-3.3%
Lauderdale Lakes (City)	41	10.8%	6	50.0%	$440,000	3.5%	$445,188	8.2%
Lauderdale-by-the-Sea (Town)	10	100.0%	8	300.0%	$1,700,000	38.2%	$2,041,000	71.1%
Lauderhill (City)	81	-10.0%	14	-6.7%	$436,500	5.2%	$441,186	3.2%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	44	-8.3%	27	42.1%	$1,397,500	14.1%	$1,672,404	-7.5%
Margate (City)	133	6.4%	18	12.5%	$485,000	5.4%	$477,252	7.3%
Miramar (City)	198	7.6%	35	20.7%	$675,000	14.4%	$725,155	13.6%
North Lauderdale (City)	52	-8.8%	5	-28.6%	$445,000	9.9%	$418,085	7.8%
Oakland Park (City)	105	-1.9%	31	-3.1%	$569,500	7.5%	$649,261	11.2%
Parkland (City)	152	-6.7%	49	-9.3%	$1,250,000	11.1%	$1,267,925	6.7%
Pembroke Park (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	248	-8.8%	26	-33.3%	$667,500	7.8%	$684,656	6.5%
Plantation (City)	197	1.5%	39	-27.8%	$690,000	3.8%	$774,789	8.6%
Pompano Beach (City)	160	-5.3%	40	-33.3%	$485,000	7.8%	$731,975	10.7%
Roosevelt Gardens (CDP)	2	-66.7%	0	-100.0%	$405,000	33.8%	$417,500	21.5%
Sea Ranch Lakes (Village)	4	0.0%	2	0.0%	$2,975,000	-25.3%	$3,250,000	-25.8%
Southwest Ranches (Town)	38	72.7%	19	90.0%	$1,800,000	56.5%	$2,489,487	20.1%
Sunrise (City)	140	-15.2%	22	10.0%	$500,000	1.0%	$510,954	3.1%
Tamarac (City)	144	-20.9%	22	15.8%	$407,500	4.7%	$444,035	4.6%
Washington Park (CDP)	10	100.0%	1	N/A	$405,000	-16.5%	$407,300	-3.7%
West Park (City)	34	-2.9%	3	-57.1%	$445,000	9.2%	$440,882	7.5%
Weston (City)	182	-0.5%	42	13.5%	$985,000	11.3%	$1,157,696	17.9%
Wilton Manors (City)	48	2.1%	23	27.8%	$750,000	-12.8%	$853,685	-8.9%

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	$3.0 Billion	7.8%	96.4%	-0.9%	31 Days	24.0%	5,185	17.5%
Boulevard Gardens (CDP)	$1.9 Million	-16.0%	100.0%	0.6%	81 Days	575.0%	8	-33.3%
Broadview Park (CDP)	$9.6 Million	70.4%	98.7%	2.0%	25 Days	-44.4%	19	35.7%
Coconut Creek (City)	$55.8 Million	13.5%	97.9%	-0.3%	25 Days	25.0%	102	32.5%
Cooper City (City)	$94.0 Million	58.2%	96.4%	-1.6%	28 Days	86.7%	106	0.0%
Coral Springs (City)	###########	9.7%	97.2%	-0.3%	23 Days	-4.2%	353	18.5%
Dania Beach (City)	$36.1 Million	48.8%	91.9%	-3.8%	50 Days	11.1%	72	18.0%
Davie (Town)	###########	-2.9%	95.8%	-1.0%	28 Days	0.0%	211	6.6%
Deerfield Beach (City)	$84.0 Million	3.7%	95.8%	-1.5%	33 Days	57.1%	191	44.7%
Fort Lauderdale (City)	###########	5.9%	94.1%	-0.9%	54 Days	42.1%	674	18.7%
Franklin Park (CDP)	$454,000	-31.3%	93.1%	-7.0%	39 Days	457.1%	3	N/A
Hallandale Beach (City)	$12.0 Million	-49.5%	92.8%	-6.7%	36 Days	33.3%	45	28.6%
Hillsboro Beach (Town)	$19.1 Million	N/A	83.0%	N/A	135 Days	N/A	1	-50.0%
Hillsboro Pines (CDP)	$2.5 Million	N/A	87.1%	N/A	92 Days	N/A	0	-100.0%
Hollywood (City)	###########	-5.9%	95.5%	-1.7%	36 Days	16.1%	463	13.2%
Lauderdale Lakes (City)	$18.3 Million	19.9%	97.4%	0.6%	25 Days	-21.9%	46	15.0%
Lauderdale-by-the-Sea (Town)	$20.4 Million	242.2%	87.2%	-2.9%	61 Days	662.5%	13	-18.8%
Lauderhill (City)	$35.7 Million	-7.2%	97.2%	-0.3%	32 Days	18.5%	108	-4.4%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	100.0%
Lighthouse Point (City)	$73.6 Million	-15.2%	91.5%	-1.6%	58 Days	52.6%	57	11.8%
Margate (City)	$63.5 Million	14.2%	97.9%	-0.3%	22 Days	10.0%	157	20.8%
Miramar (City)	###########	22.2%	97.1%	-1.1%	27 Days	0.0%	285	5.2%
North Lauderdale (City)	$21.7 Million	-1.6%	100.0%	0.0%	34 Days	61.9%	69	21.1%
Oakland Park (City)	$68.2 Million	9.1%	96.2%	-0.6%	33 Days	32.0%	175	19.9%
Parkland (City)	###########	-0.5%	95.7%	0.4%	31 Days	10.7%	223	1.8%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Pembroke Pines (City)	###########	-2.9%	98.1%	-1.3%	20 Days	25.0%	371	29.7%
Plantation (City)	###########	10.3%	96.7%	-1.1%	30 Days	30.4%	293	32.6%
Pompano Beach (City)	###########	4.8%	94.6%	-0.4%	38 Days	26.7%	264	16.3%
Roosevelt Gardens (CDP)	$835,000	-59.5%	100.0%	7.4%	67 Days	59.5%	7	40.0%
Sea Ranch Lakes (Village)	$13.0 Million	-25.8%	90.5%	1.9%	24 Days	-68.0%	3	-57.1%
Southwest Ranches (Town)	$94.6 Million	107.4%	94.3%	-5.7%	19 Days	-13.6%	47	0.0%
Sunrise (City)	$71.5 Million	-12.5%	97.8%	-2.2%	26 Days	85.7%	183	-2.1%
Tamarac (City)	$63.9 Million	-17.2%	97.3%	-0.3%	35 Days	29.6%	204	9.1%
Washington Park (CDP)	$4.1 Million	92.6%	95.2%	-4.8%	27 Days	-68.6%	15	50.0%
West Park (City)	$15.0 Million	4.5%	98.2%	-1.8%	26 Days	62.5%	65	62.5%
Weston (City)	###########	17.3%	95.5%	-1.7%	22 Days	4.8%	273	43.7%
Wilton Manors (City)	$41.0 Million	-7.0%	91.7%	-3.5%	60 Days	25.0%	76	22.6%

*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 - Q2 2024
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	3,867	-0.5%	1,701	-5.6%	4,379	55.0%	4.3	59.3%
Boulevard Gardens (CDP)	8	-11.1%	4	-33.3%	9	28.6%	6.4	45.5%
Broadview Park (CDP)	16	23.1%	3	-25.0%	8	0.0%	2.3	21.1%
Coconut Creek (City)	94	23.7%	39	44.4%	65	97.0%	3.0	130.8%
Cooper City (City)	107	27.4%	42	27.3%	54	5.9%	2.2	-4.3%
Coral Springs (City)	291	-5.2%	110	-13.4%	251	109.2%	3.5	118.8%
Dania Beach (City)	55	34.1%	21	-16.0%	66	20.0%	5.3	23.3%
Davie (Town)	147	-13.5%	58	-18.3%	164	27.1%	3.6	33.3%
Deerfield Beach (City)	148	28.7%	73	25.9%	131	95.5%	3.7	85.0%
Fort Lauderdale (City)	461	7.0%	229	3.6%	814	46.7%	6.4	36.2%
Franklin Park (CDP)	1	-50.0%	0	N/A	3	50.0%	9.0	87.5%
Hallandale Beach (City)	27	50.0%	11	57.1%	54	63.6%	9.5	115.9%
Hillsboro Beach (Town)	1	N/A	0	N/A	3	0.0%	12.0	-66.7%
Hillsboro Pines (CDP)	1	N/A	0	N/A	2	-33.3%	4.0	-55.6%
Hollywood (City)	323	1.3%	142	-18.9%	485	42.2%	5.7	46.2%
Lauderdale Lakes (City)	41	-10.9%	18	-10.0%	31	47.6%	3.1	24.0%
Lauderdale-by-the-Sea (Town)	9	50.0%	3	0.0%	30	25.0%	10.9	5.8%
Lauderhill (City)	100	-6.5%	48	-9.4%	72	44.0%	3.0	50.0%
Lazy Lake (Village)	0	N/A	0	N/A	2	0.0%	24.0	0.0%
Lighthouse Point (City)	44	-13.7%	18	-18.2%	88	44.3%	7.1	44.9%
Margate (City)	137	12.3%	54	-5.3%	106	107.8%	3.0	114.3%
Miramar (City)	235	10.8%	124	5.1%	201	37.7%	3.4	41.7%
North Lauderdale (City)	59	-7.8%	30	-11.8%	32	39.1%	1.9	46.2%
Oakland Park (City)	111	-9.0%	45	-16.7%	163	111.7%	5.2	108.0%
Parkland (City)	147	-18.8%	71	-31.7%	184	46.0%	4.2	35.5%
Pembroke Park (Town)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Pembroke Pines (City)	265	-11.4%	112	-0.9%	217	92.0%	3.1	121.4%
Plantation (City)	215	7.5%	90	20.0%	222	50.0%	4.1	51.9%
Pompano Beach (City)	183	-12.0%	92	-7.1%	259	53.3%	5.1	64.5%
Roosevelt Gardens (CDP)	6	50.0%	5	66.7%	8	60.0%	5.3	140.9%
Sea Ranch Lakes (Village)	2	-60.0%	0	N/A	8	0.0%	7.4	-22.9%
Southwest Ranches (Town)	26	-7.1%	9	-47.1%	72	33.3%	7.9	2.6%
Sunrise (City)	159	-17.6%	70	-10.3%	107	67.2%	2.5	78.6%
Tamarac (City)	164	-18.0%	73	-25.5%	157	89.2%	3.3	120.0%
Washington Park (CDP)	11	-8.3%	7	-12.5%	13	225.0%	6.0	300.0%
West Park (City)	51	45.7%	28	55.6%	44	57.1%	4.5	66.7%
Weston (City)	195	13.4%	81	17.4%	175	49.6%	3.8	52.0%
Wilton Manors (City)	53	12.8%	19	11.8%	92	33.3%	6.9	43.8%

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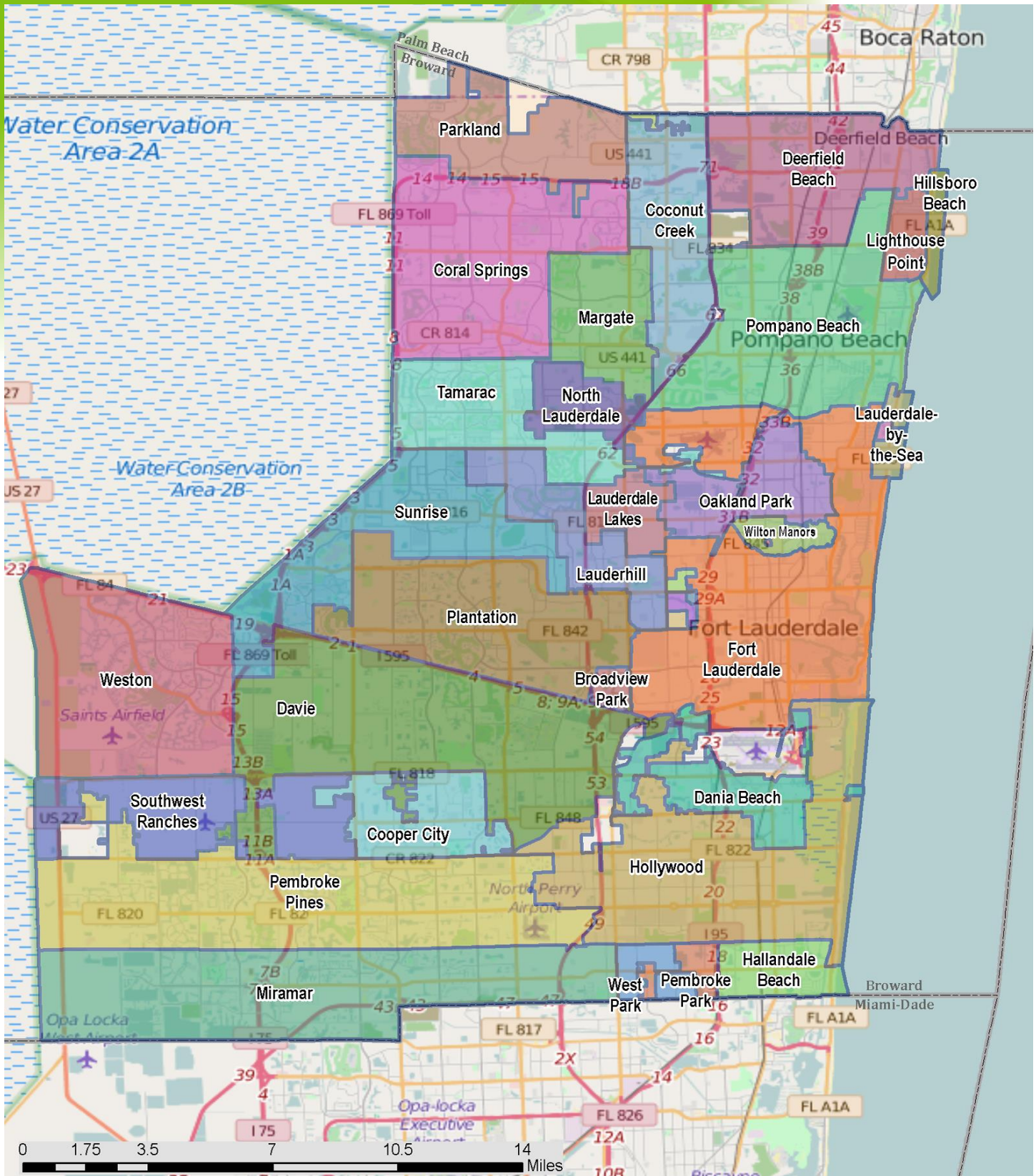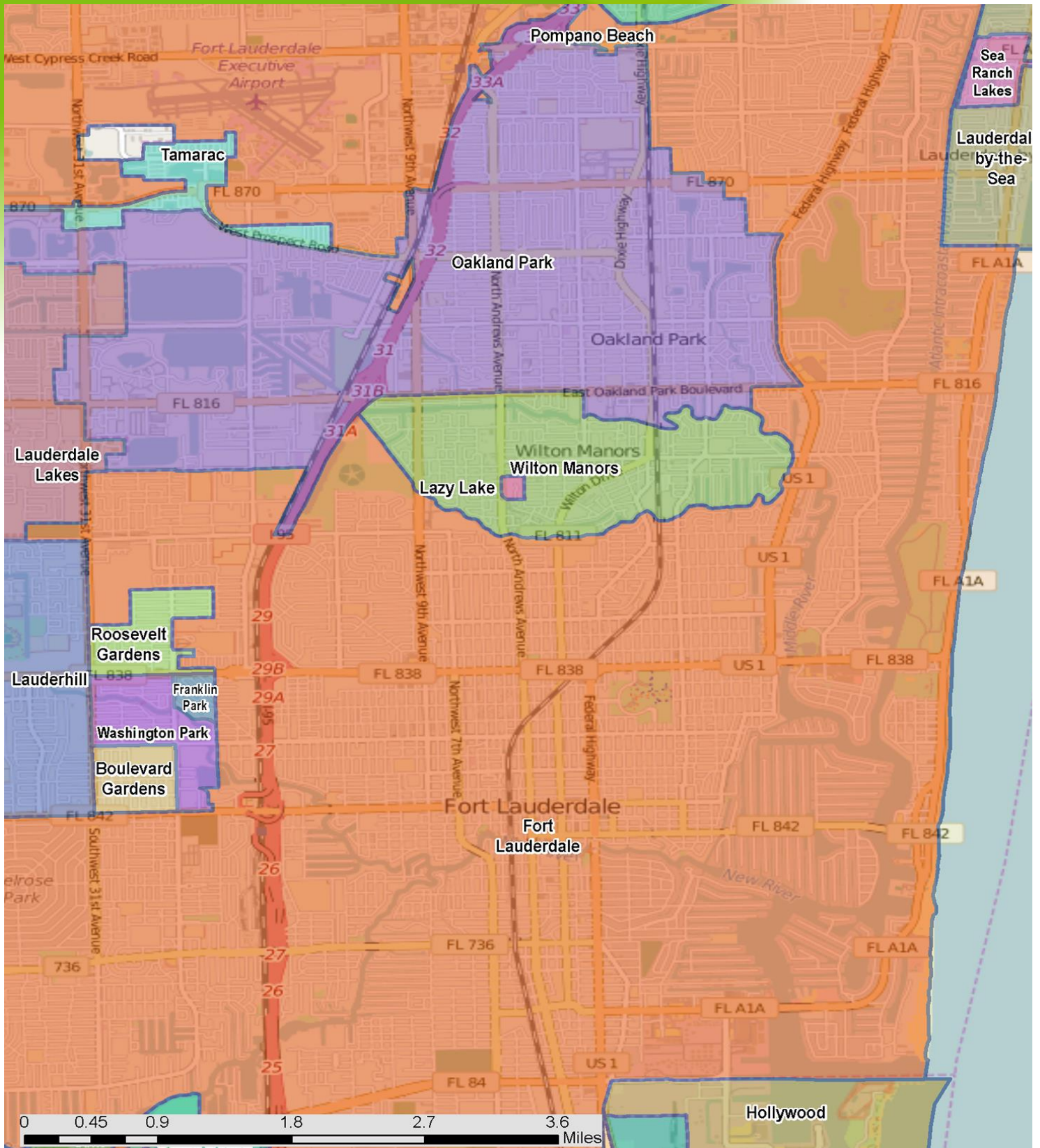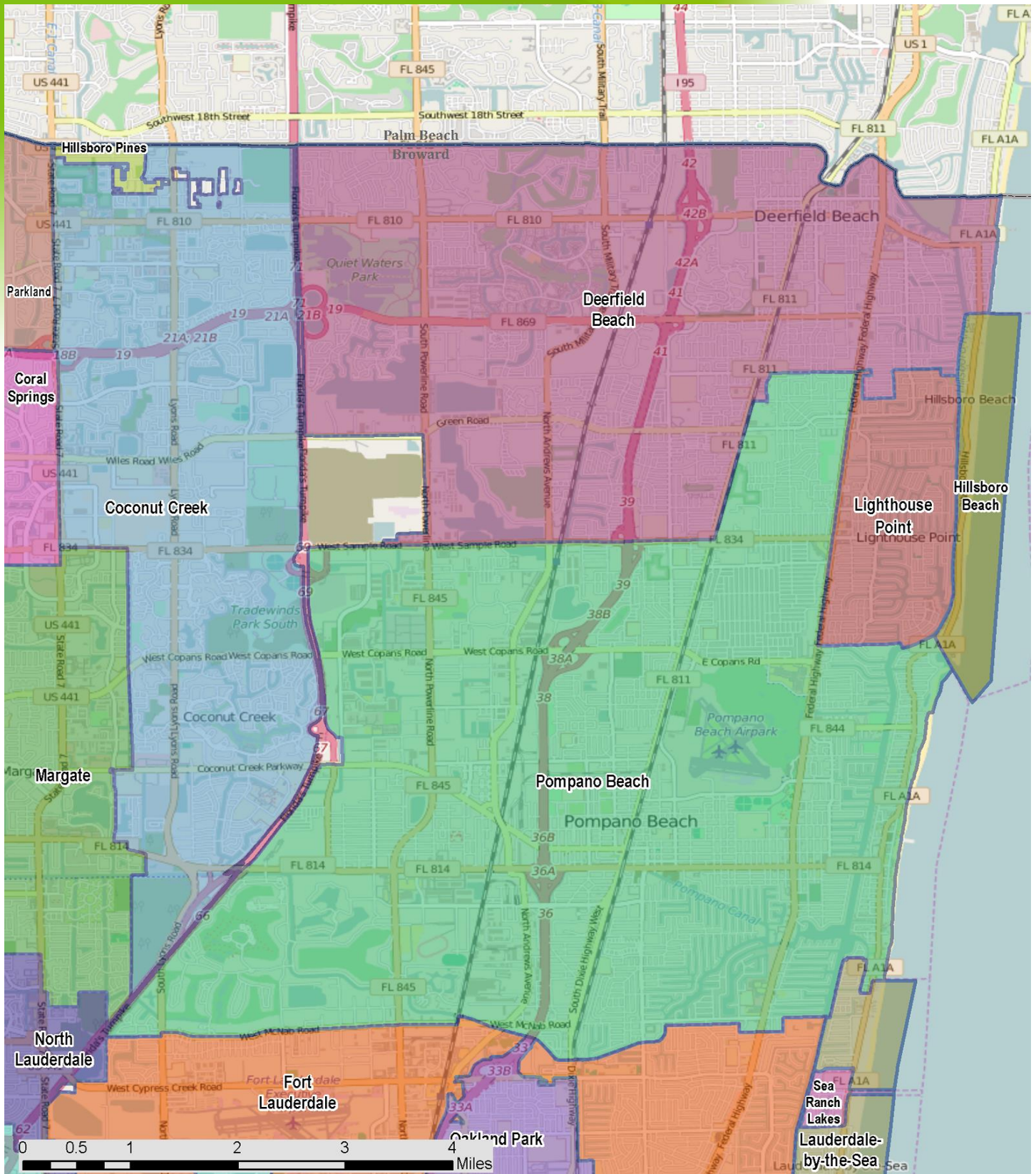
Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.

Data released on Tuesday, July 23, 2024. Next quarterly data release is Wednesday, October 23, 2024.

Broward County Local Residential Market Metrics - Q2 2024
Reference Map - East Central Broward
Municipalities and Census-Designated Places*

BROWARD
MIAMI
a Division of MIAMI REALTORS®

West Cypress Creek Road

Fort Lauderdale Executive Airport

Pompano Beach

Sea Ranch Lakes

Lauderdale by-the-Sea

Tamarac

FL 870

FL 870

Oakland Park

Oakland Park

Dixie Highway

Federal Highway

FL 816

FL 816

East Oakland Park Boulevard

Lauderdale Lakes

Wilton Manors

Wilton Manors

Lazy Lake

FL 811

US 1

US 1

FL A1A

Roosevelt Gardens

Lauderhill

FL 838

Franklin Park

Northwest 9th Avenue

North Andrews Avenue

US 1

FL 838

FL 838

Washington Park

Boulevard Gardens

Northwest 7th Avenue

Federal Highway

Fort Lauderdale

Fort Lauderdale

New River

FL 842

FL 842

FL 842

Melrose Park

Southwest 31st Avenue

FL 736

FL A1A

736

FL A1A

FL A1A

US 1

FL 84

Hollywood

| 0 | 0.45 | 0.9 | 1.8 | 2.7 | 3.6 | Miles |

Broward County Local Residential Market Metrics - Q2 2024
Reference Map - Northeast Broward
Municipalities and Census-Designated Places*

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