

Broward County Local Residential Market Metrics - Q2 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	3,744	-12.9%	2,028	-14.8%	\$285,000	4.4%	\$374,814	2.9%
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)	135	-23.7%	68	-23.6%	\$255,000	-2.4%	\$258,109	-1.2%
Cooper City (City)	12	-33.3%	2	-33.3%	\$453,000	6.3%	\$448,375	6.6%
Coral Springs (City)	115	-23.3%	48	-36.8%	\$258,000	5.3%	\$293,097	10.2%
Dania Beach (City)	68	51.1%	32	39.1%	\$277,000	1.8%	\$308,825	7.4%
Davie (Town)	140	12.0%	60	9.1%	\$305,000	0.0%	\$324,998	-0.9%
Deerfield Beach (City)	303	-7.6%	186	-4.1%	\$220,000	9.3%	\$260,048	2.6%
Fort Lauderdale (City)	509	-11.6%	327	-9.2%	\$485,000	3.7%	\$706,472	-0.7%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	217	-27.4%	149	-28.7%	\$285,000	-8.1%	\$359,991	-13.9%
Hillsboro Beach (Town)	19	-40.6%	14	-30.0%	\$555,000	9.4%	\$926,035	20.8%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	275	2.2%	166	-3.5%	\$347,000	6.0%	\$456,410	4.6%
Lauderdale Lakes (City)	81	-22.1%	36	-29.4%	\$140,450	8.0%	\$157,099	18.9%
Lauderdale-by-the-Sea (Town)	65	14.0%	47	4.4%	\$595,000	8.1%	\$686,429	-6.5%
Lauderhill (City)	135	-34.1%	82	-32.2%	\$155,000	4.0%	\$179,883	9.3%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	31	-8.8%	20	0.0%	\$190,000	9.2%	\$262,434	2.1%
Margate (City)	140	-9.1%	67	1.5%	\$160,000	-4.5%	\$177,566	-12.6%
Miramar (City)	86	16.2%	26	8.3%	\$389,450	4.6%	\$388,384	5.0%
North Lauderdale (City)	45	25.0%	11	0.0%	\$305,000	18.4%	\$266,842	6.2%
Oakland Park (City)	93	-20.5%	41	-16.3%	\$212,950	-9.4%	\$273,322	6.0%
Parkland (City)	11	-15.4%	4	-33.3%	\$559,888	-6.5%	\$565,790	-0.8%
Pembroke Park (Town)	3	-72.7%	1	-87.5%	\$300,000	172.7%	\$284,667	7.1%
Pembroke Pines (City)	268	-14.6%	122	-26.9%	\$300,000	20.0%	\$346,662	21.4%
Plantation (City)	139	-17.8%	46	-31.3%	\$277,500	-3.0%	\$302,490	1.4%
Pompano Beach (City)	358	-11.4%	233	-5.7%	\$300,000	5.0%	\$392,289	7.0%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	184	-17.9%	101	-15.1%	\$215,000	13.2%	\$251,951	5.3%
Tamarac (City)	217	-14.9%	95	-24.6%	\$215,000	-2.2%	\$244,221	4.3%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	1	N/A	0	N/A	\$430,000	N/A	\$430,000	N/A
Weston (City)	63	5.0%	26	8.3%	\$425,000	6.9%	\$443,595	-0.6%
Wilton Manors (City)	41	-10.9%	22	-4.3%	\$365,000	10.6%	\$411,186	9.7%

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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	\$1.4 Billion	-10.4%	94.3%	-2.1%	48 Days	77.8%	6,316	18.4%
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)	\$34.8 Million	-24.6%	93.7%	-3.2%	42 Days	23.5%	263	34.9%
Cooper City (City)	\$5.4 Million	-29.0%	98.6%	-0.8%	30 Days	150.0%	20	25.0%
Coral Springs (City)	\$33.7 Million	-15.5%	96.2%	-1.3%	34 Days	36.0%	244	29.8%
Dania Beach (City)	\$21.0 Million	62.2%	94.5%	-2.2%	48 Days	140.0%	78	5.4%
Davie (Town)	\$45.5 Million	11.0%	96.3%	-2.6%	37 Days	184.6%	211	8.8%
Deerfield Beach (City)	\$78.8 Million	-5.2%	94.1%	-2.3%	48 Days	92.0%	401	15.6%
Fort Lauderdale (City)	\$359.6 Million	-12.3%	92.5%	-2.7%	63 Days	103.2%	831	18.2%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$78.1 Million	-37.5%	91.3%	-2.5%	71 Days	34.0%	449	20.1%
Hillsboro Beach (Town)	\$17.6 Million	-28.3%	95.4%	3.4%	52 Days	15.6%	32	3.2%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$125.5 Million	6.9%	92.5%	-3.2%	57 Days	42.5%	493	11.5%
Lauderdale Lakes (City)	\$12.7 Million	-7.4%	95.0%	-1.0%	39 Days	18.2%	132	10.0%
Lauderdale-by-the-Sea (Town)	\$44.6 Million	6.7%	92.0%	-0.8%	54 Days	50.0%	72	18.0%
Lauderhill (City)	\$24.3 Million	-28.0%	94.5%	-1.0%	46 Days	43.8%	326	21.6%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$8.1 Million	-7.0%	95.6%	3.6%	32 Days	-11.1%	34	-19.0%
Margate (City)	\$24.9 Million	-20.5%	92.5%	-4.5%	56 Days	100.0%	207	8.9%
Miramar (City)	\$33.4 Million	22.1%	97.6%	-1.3%	34 Days	126.7%	151	49.5%
North Lauderdale (City)	\$12.0 Million	32.8%	96.9%	-2.5%	34 Days	161.5%	86	19.4%
Oakland Park (City)	\$25.4 Million	-15.7%	92.9%	-4.8%	62 Days	342.9%	142	1.4%
Parkland (City)	\$6.2 Million	-16.1%	97.2%	-0.5%	35 Days	169.2%	24	84.6%
Pembroke Park (Town)	\$854,001	-70.8%	101.4%	1.4%	3 Days	-87.0%	6	50.0%
Pembroke Pines (City)	\$92.9 Million	3.6%	95.9%	-1.0%	42 Days	50.0%	445	23.6%
Plantation (City)	\$42.0 Million	-16.6%	96.6%	-2.2%	33 Days	135.7%	235	25.7%
Pompano Beach (City)	\$140.4 Million	-5.2%	93.0%	-2.3%	50 Days	78.6%	536	16.8%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	100.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$46.4 Million	-13.5%	94.6%	-1.5%	42 Days	0.0%	376	18.6%
Tamarac (City)	\$53.0 Million	-11.2%	95.0%	-2.5%	45 Days	125.0%	330	-0.6%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$430,000	N/A	95.6%	N/A	79 Days	N/A	3	200.0%
Weston (City)	\$27.9 Million	4.3%	97.6%	-0.7%	24 Days	50.0%	93	12.0%
Wilton Manors (City)	\$16.9 Million	-2.3%	93.5%	-4.0%	31 Days	106.7%	60	42.9%

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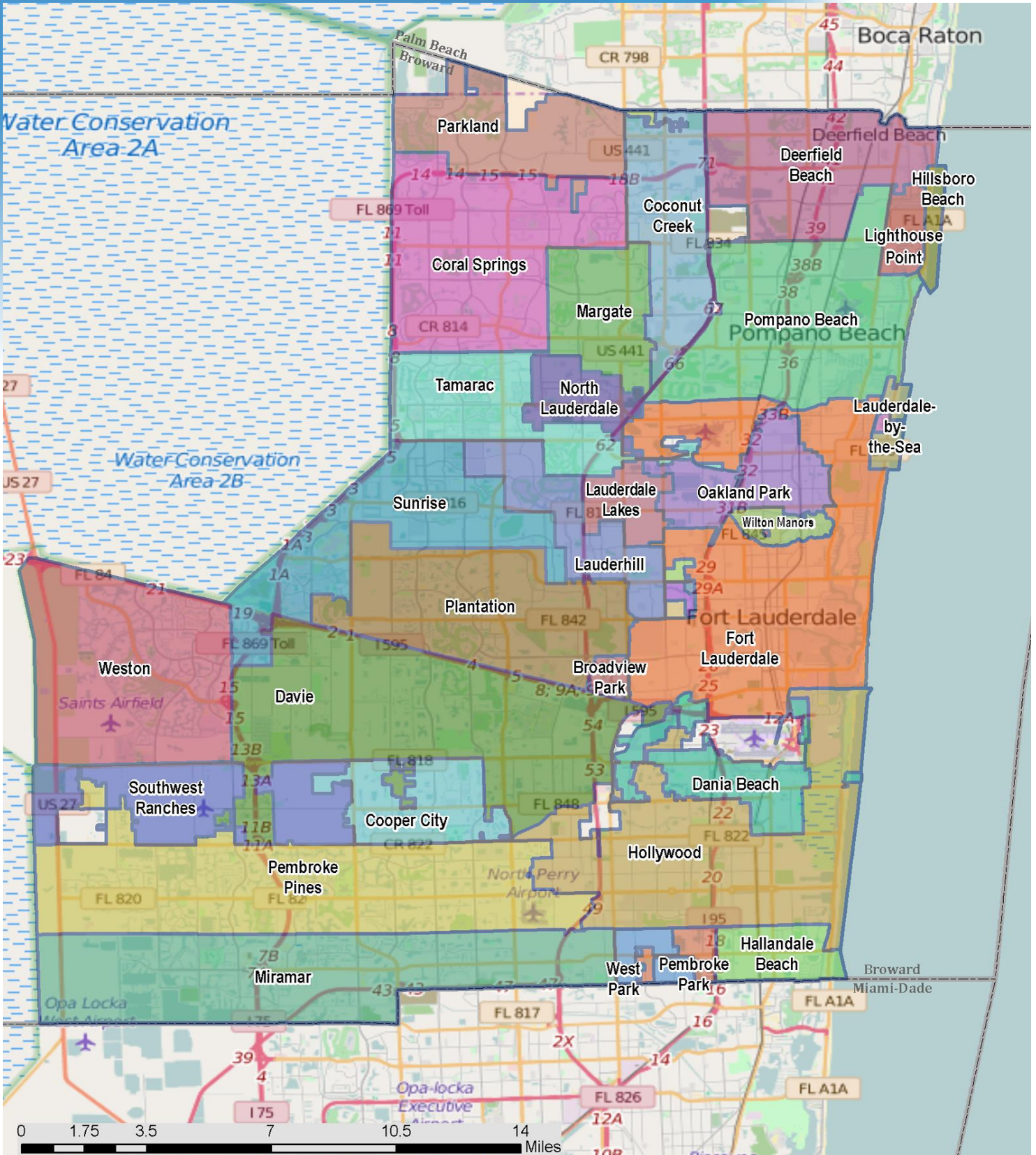
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	3,981	-14.1%	1,849	-13.6%	8,938	108.3%	7.9	132.4%
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	147	-20.5%	74	-15.9%	319	132.8%	6.7	168.0%
Cooper City (City)	18	-10.0%	9	28.6%	13	333.3%	2.5	400.0%
Coral Springs (City)	138	-24.6%	73	-21.5%	260	173.7%	6.6	247.4%
Dania Beach (City)	54	17.4%	20	-4.8%	112	103.6%	6.4	48.8%
Davie (Town)	167	-5.1%	74	-18.7%	181	196.7%	4.7	213.3%
Deerfield Beach (City)	291	-12.6%	131	-3.7%	521	106.7%	6.3	133.3%
Fort Lauderdale (City)	498	-11.5%	194	-24.5%	1,453	91.7%	10.2	117.0%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	204	-28.2%	82	-32.2%	840	79.5%	12.8	128.6%
Hillsboro Beach (Town)	17	-46.9%	8	-27.3%	57	50.0%	9.4	84.3%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	278	-6.1%	113	-9.6%	877	61.5%	10.7	72.6%
Lauderdale Lakes (City)	84	-19.2%	59	0.0%	246	96.8%	9.9	125.0%
Lauderdale-by-the-Sea (Town)	46	-17.9%	22	-26.7%	117	72.1%	7.7	87.8%
Lauderhill (City)	172	-28.9%	107	-24.1%	526	97.0%	11.5	173.8%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	25	-45.7%	11	-52.2%	56	43.6%	6.1	32.6%
Margate (City)	144	-17.2%	70	-5.4%	268	106.2%	6.5	116.7%
Miramar (City)	112	21.7%	53	-1.9%	115	219.4%	4.6	253.8%
North Lauderdale (City)	57	9.6%	30	-14.3%	78	73.3%	5.7	78.1%
Oakland Park (City)	112	-5.1%	48	-11.1%	202	206.1%	6.6	187.0%
Parkland (City)	12	-7.7%	8	33.3%	17	142.9%	4.5	181.3%
Pembroke Park (Town)	4	-50.0%	1	-75.0%	5	25.0%	5.0	233.3%
Pembroke Pines (City)	285	-19.3%	133	-26.5%	544	214.5%	6.4	255.6%
Plantation (City)	161	-11.5%	76	18.8%	211	174.0%	5.2	205.9%
Pompano Beach (City)	354	-12.6%	166	-0.6%	776	109.7%	8.0	128.6%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	1	-50.0%	1	-50.0%	4	300.0%	9.6	380.0%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	247	-7.8%	133	-5.0%	523	110.0%	8.3	159.4%
Tamarac (City)	243	-20.1%	118	-20.8%	411	128.3%	5.9	145.8%
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%	3	200.0%	9.0	125.0%
Weston (City)	64	-14.7%	23	-25.8%	78	200.0%	4.2	223.1%
Wilton Manors (City)	42	2.4%	17	21.4%	72	278.9%	5.4	260.0%

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Reference Map - Countywide

Municipalities and Census-Designated Places*

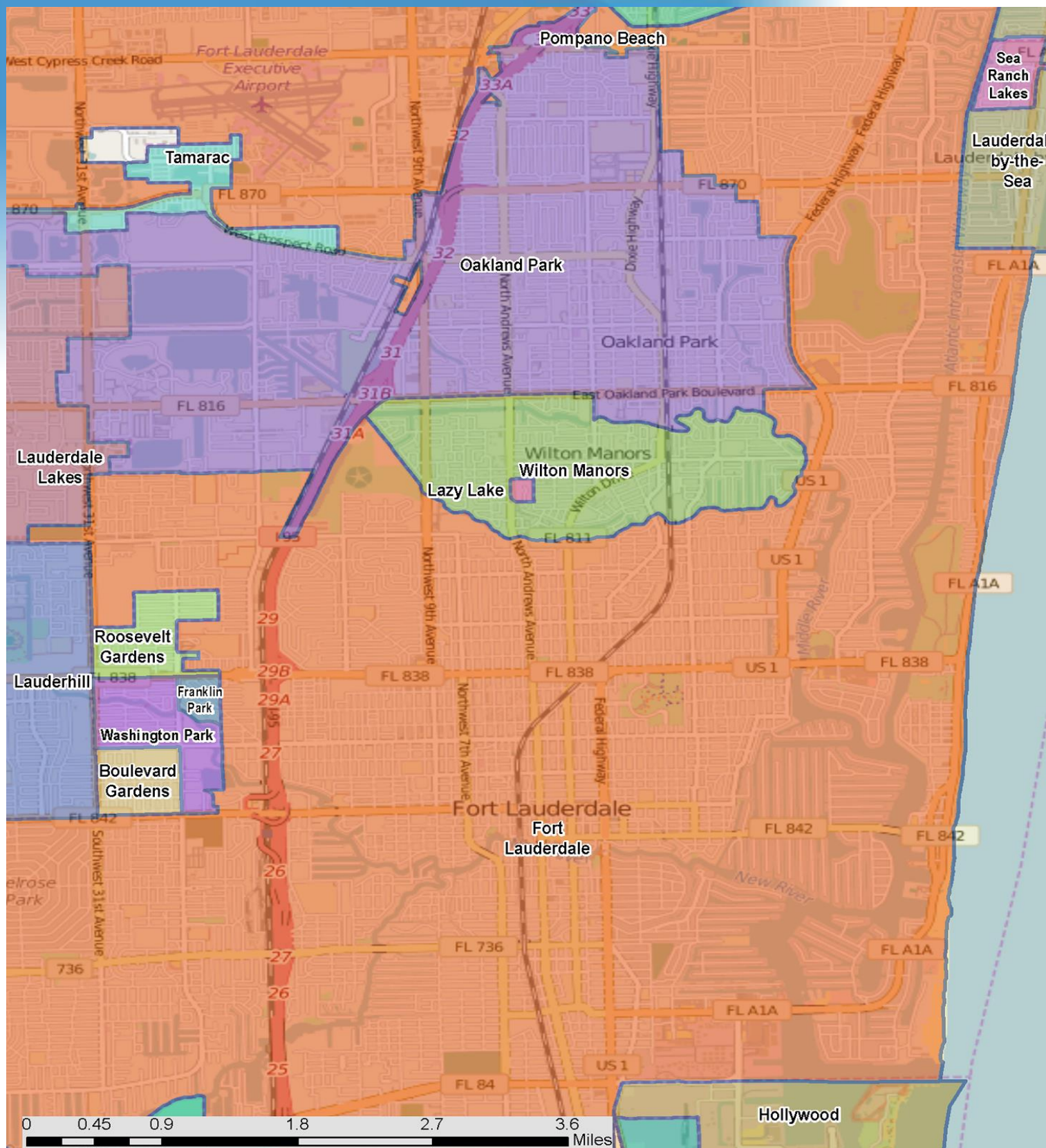


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Reference Map - East Central Broward

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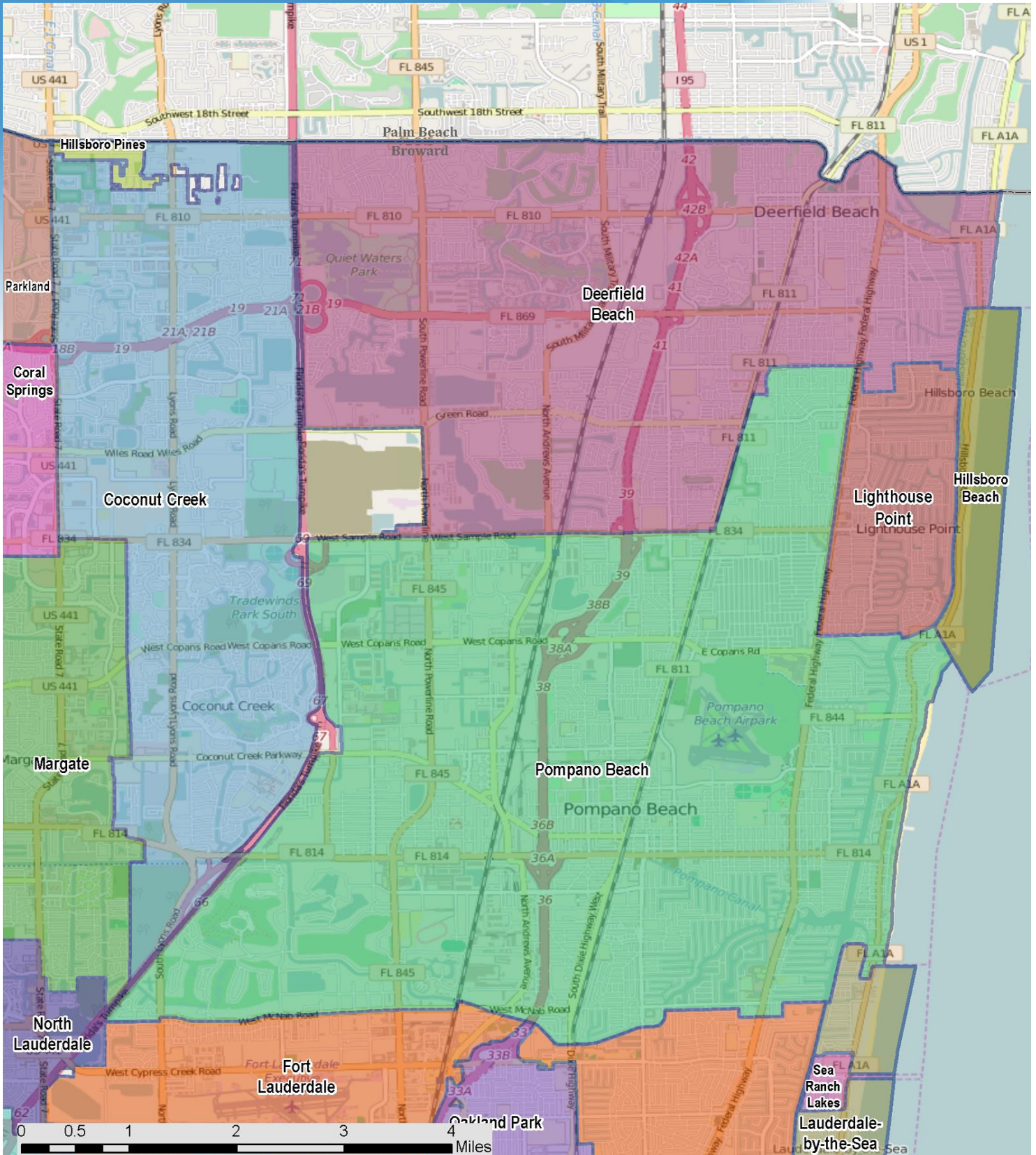
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Reference Map - Northeast Broward

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