

# Broward County Local Residential Market Metrics - Q3 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	3,220	-2.0%	735	-13.8%	\$615,000	2.5%	\$790,047	-2.5%
Boulevard Gardens (CDP)	8	60.0%	3	N/A	\$387,500	-6.8%	\$414,875	6.2%
Broadview Park (CDP)	8	-27.3%	0	-100.0%	\$455,000	12.3%	\$446,988	5.4%
Coconut Creek (City)	69	25.5%	11	37.5%	\$590,000	4.0%	\$612,088	9.8%
Cooper City (City)	79	0.0%	23	53.3%	\$725,000	-7.1%	\$821,682	-4.3%
Coral Springs (City)	246	1.7%	37	-19.6%	\$700,000	0.0%	\$724,650	2.9%
Dania Beach (City)	36	9.1%	6	-45.5%	\$551,000	-2.5%	\$636,442	11.5%
Davie (Town)	120	-21.1%	34	-10.5%	\$800,000	4.2%	\$990,459	3.0%
Deerfield Beach (City)	121	9.0%	31	-13.9%	\$506,450	-3.5%	\$622,765	2.5%
Fort Lauderdale (City)	382	-3.8%	122	-20.8%	\$600,000	0.0%	\$1,090,711	-18.5%
Franklin Park (CDP)	1	N/A	0	N/A	\$495,000	N/A	\$495,000	N/A
Hallandale Beach (City)	19	-13.6%	9	0.0%	\$500,000	-1.5%	\$720,031	-33.8%
Hillsboro Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hillsboro Pines (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	281	-1.4%	68	-16.0%	\$557,500	4.2%	\$693,617	3.5%
Lauderdale Lakes (City)	31	47.6%	5	66.7%	\$440,000	8.2%	\$446,474	11.1%
Lauderdale-by-the-Sea (Town)	9	50.0%	4	0.0%	\$818,000	-32.1%	\$1,344,111	-1.9%
Lauderhill (City)	74	-12.9%	6	-66.7%	\$457,500	4.6%	\$466,269	4.8%
Lazy Lake (Village)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	41	2.5%	21	0.0%	\$1,275,000	-6.8%	\$2,156,129	14.3%
Margate (City)	102	4.1%	11	-38.9%	\$494,500	12.4%	\$476,949	11.2%
Miramar (City)	186	-5.6%	23	-11.5%	\$602,500	-3.1%	\$701,673	3.4%
North Lauderdale (City)	37	-37.3%	4	-42.9%	\$430,000	10.0%	\$420,557	7.3%
Oakland Park (City)	100	2.0%	20	-20.0%	\$515,000	1.0%	\$564,327	-3.4%
Parkland (City)	144	-12.7%	42	-10.6%	\$1,100,000	-4.6%	\$1,248,586	-2.2%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	244	9.9%	37	-14.0%	\$670,000	6.3%	\$690,267	4.3%
Plantation (City)	186	3.3%	44	-4.3%	\$665,000	-5.0%	\$794,309	3.2%
Pompano Beach (City)	172	7.5%	66	17.9%	\$459,000	-0.2%	\$691,690	4.9%
Roosevelt Gardens (CDP)	11	22.2%	1	-66.7%	\$379,500	6.0%	\$379,036	11.6%
Sea Ranch Lakes (Village)	3	-25.0%	1	-75.0%	\$2,700,000	-18.9%	\$3,933,333	-10.0%
Southwest Ranches (Town)	22	-8.3%	9	-10.0%	\$1,512,500	-11.7%	\$2,025,801	-33.1%
Sunrise (City)	140	-8.5%	16	-27.3%	\$532,500	6.5%	\$549,278	10.8%
Tamarac (City)	150	-5.7%	21	-38.2%	\$399,900	0.0%	\$428,050	0.7%
Washington Park (CDP)	5	-37.5%	0	-100.0%	\$419,000	1.6%	\$426,980	3.0%
West Park (City)	38	11.8%	3	-40.0%	\$455,000	9.2%	\$457,285	10.4%
Weston (City)	137	-6.2%	45	4.7%	\$960,000	12.9%	\$1,131,890	12.5%
Wilton Manors (City)	39	5.4%	17	0.0%	\$762,500	1.0%	\$899,795	16.0%

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# Broward County Local Residential Market Metrics - Q3 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>\$2.5 Billion</b>	<b>-4.5%</b>	<b>95.9%</b>	<b>-1.5%</b>	<b>35 Days</b>	<b>52.2%</b>	<b>4,674</b>	<b>6.6%</b>
Boulevard Gardens (CDP)	\$3.3 Million	69.9%	100.5%	1.4%	43 Days	-59.0%	5	25.0%
Broadview Park (CDP)	\$3.6 Million	-23.4%	98.3%	0.9%	62 Days	226.3%	16	0.0%
Coconut Creek (City)	\$42.2 Million	37.7%	96.6%	-1.7%	39 Days	178.6%	111	15.6%
Cooper City (City)	\$64.9 Million	-4.3%	96.9%	0.0%	25 Days	38.9%	106	-3.6%
Coral Springs (City)	\$178.3 Million	4.6%	97.0%	-0.4%	35 Days	59.1%	324	14.1%
Dania Beach (City)	\$22.9 Million	21.6%	94.0%	-0.2%	33 Days	-17.5%	76	20.6%
Davie (Town)	\$118.9 Million	-18.7%	96.4%	-1.2%	24 Days	4.3%	196	13.3%
Deerfield Beach (City)	\$75.4 Million	11.7%	94.2%	-3.2%	33 Days	73.7%	167	3.1%
Fort Lauderdale (City)	\$416.7 Million	-21.6%	94.1%	-1.7%	46 Days	64.3%	612	-0.2%
Franklin Park (CDP)	\$495,000	N/A	93.4%	N/A	170 Days	N/A	1	-50.0%
Hallandale Beach (City)	\$13.7 Million	-42.8%	96.8%	-1.0%	47 Days	74.1%	45	32.4%
Hillsboro Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	100.0%
Hollywood (City)	\$194.9 Million	2.1%	95.0%	-1.3%	42 Days	31.3%	462	10.3%
Lauderdale Lakes (City)	\$13.8 Million	64.1%	94.1%	-7.1%	33 Days	135.7%	48	14.3%
Lauderdale-by-the-Sea (Town)	\$12.1 Million	47.1%	90.9%	-2.3%	37 Days	12.1%	14	-17.6%
Lauderhill (City)	\$34.5 Million	-8.8%	97.6%	-0.8%	28 Days	33.3%	107	12.6%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$88.4 Million	17.1%	88.9%	-4.0%	75 Days	63.0%	56	-1.8%
Margate (City)	\$48.6 Million	15.7%	97.2%	-1.7%	33 Days	120.0%	132	-15.4%
Miramar (City)	\$130.5 Million	-2.4%	97.0%	-1.6%	36 Days	56.5%	276	15.0%
North Lauderdale (City)	\$15.6 Million	-32.7%	100.0%	0.0%	15 Days	-21.1%	62	-19.5%
Oakland Park (City)	\$56.4 Million	-1.5%	94.5%	-2.4%	41 Days	70.8%	163	17.3%
Parkland (City)	\$179.8 Million	-14.7%	94.8%	-1.4%	41 Days	57.7%	167	7.1%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Pembroke Pines (City)	\$168.4 Million	14.6%	97.5%	-0.8%	22 Days	37.5%	351	30.0%
Plantation (City)	\$147.7 Million	6.7%	95.7%	-1.8%	38 Days	81.0%	219	-2.7%
Pompano Beach (City)	\$119.0 Million	12.8%	93.9%	-2.7%	49 Days	53.1%	257	4.9%
Roosevelt Gardens (CDP)	\$4.2 Million	36.4%	100.0%	2.1%	35 Days	118.8%	4	-66.7%
Sea Ranch Lakes (Village)	\$11.8 Million	-32.5%	100.0%	13.6%	0 Days	-100.0%	7	133.3%
Southwest Ranches (Town)	\$44.6 Million	-38.7%	93.9%	2.3%	28 Days	-30.0%	36	-2.7%
Sunrise (City)	\$76.9 Million	1.3%	97.4%	-2.6%	27 Days	80.0%	164	-1.8%
Tamarac (City)	\$64.2 Million	-5.0%	97.3%	-2.2%	32 Days	77.8%	215	-0.9%
Washington Park (CDP)	\$2.1 Million	-35.6%	96.5%	-3.5%	77 Days	755.6%	8	-38.5%
West Park (City)	\$17.4 Million	23.4%	99.4%	1.1%	35 Days	45.8%	45	9.8%
Weston (City)	\$155.1 Million	5.6%	95.3%	-2.3%	23 Days	27.8%	193	12.2%
Wilton Manors (City)	\$35.1 Million	22.3%	90.2%	-3.0%	73 Days	32.7%	65	-12.2%

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## Single-Family Homes

### Municipalities and Census-Designated Places\*



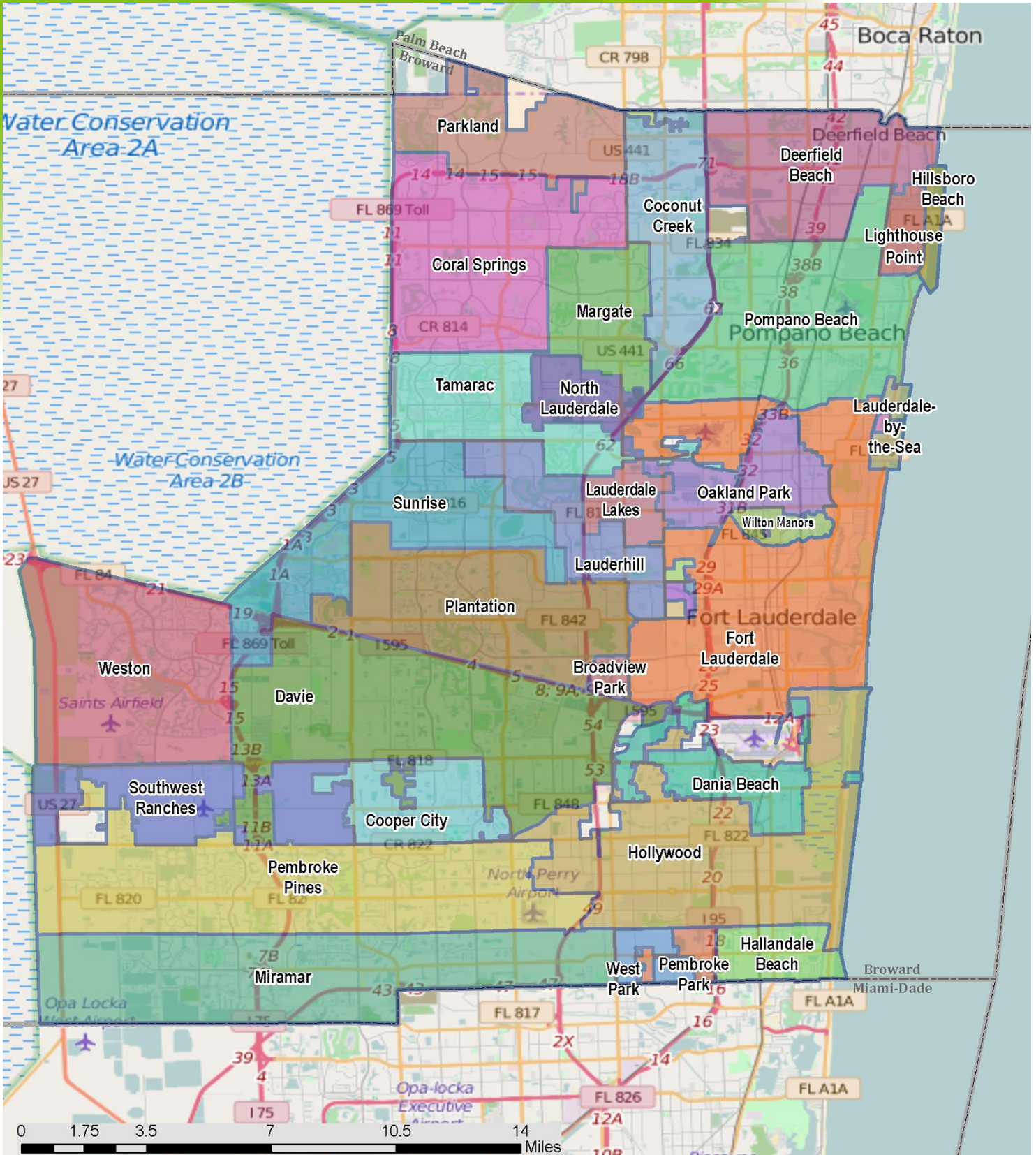
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	3,386	-1.7%	1,542	-0.1%	4,665	50.1%	4.6	53.3%
Boulevard Gardens (CDP)	10	66.7%	3	0.0%	6	0.0%	3.6	0.0%
Broadview Park (CDP)	9	0.0%	3	50.0%	14	27.3%	4.3	43.3%
Coconut Creek (City)	69	15.0%	35	52.2%	85	37.1%	3.7	42.3%
Cooper City (City)	71	-5.3%	26	-13.3%	83	10.7%	3.3	-2.9%
Coral Springs (City)	244	4.3%	89	1.1%	283	93.8%	3.9	105.3%
Dania Beach (City)	43	43.3%	22	15.8%	78	20.0%	6.1	17.3%
Davie (Town)	138	-14.8%	65	-4.4%	175	44.6%	4.0	53.8%
Deerfield Beach (City)	117	-11.4%	51	-15.0%	152	87.7%	4.2	75.0%
Fort Lauderdale (City)	423	2.2%	232	19.0%	819	33.0%	6.5	27.5%
Franklin Park (CDP)	2	100.0%	1	0.0%	1	-66.7%	2.4	-80.0%
Hallandale Beach (City)	23	-4.2%	12	50.0%	57	54.1%	10.5	105.9%
Hillsboro Beach (Town)	0	N/A	0	N/A	2	-50.0%	8.0	-83.3%
Hillsboro Pines (CDP)	1	-50.0%	1	N/A	0	-100.0%	0.0	-100.0%
Hollywood (City)	291	3.6%	119	-7.8%	528	41.9%	6.2	47.6%
Lauderdale Lakes (City)	30	-30.2%	10	-68.8%	41	78.3%	3.8	35.7%
Lauderdale-by-the-Sea (Town)	9	80.0%	3	50.0%	27	3.8%	9.0	-33.8%
Lauderhill (City)	90	-1.1%	52	8.3%	69	64.3%	3.0	87.5%
Lazy Lake (Village)	0	-100.0%	0	N/A	2	100.0%	0.0	-100.0%
Lighthouse Point (City)	44	10.0%	17	-15.0%	95	43.9%	7.6	49.0%
Margate (City)	109	-11.4%	53	-14.5%	109	53.5%	3.0	50.0%
Miramar (City)	190	-15.9%	95	-9.5%	243	85.5%	4.2	90.9%
North Lauderdale (City)	50	-18.0%	35	20.7%	36	20.0%	2.4	41.2%
Oakland Park (City)	114	8.6%	50	-2.0%	172	81.1%	5.5	77.4%
Parkland (City)	140	2.2%	55	-16.7%	164	39.0%	3.9	44.4%
Pembroke Park (Town)	0	N/A	0	N/A	1	N/A	0.0	N/A
Pembroke Pines (City)	258	10.7%	120	16.5%	259	112.3%	3.6	125.0%
Plantation (City)	181	-5.7%	71	2.9%	228	53.0%	4.1	46.4%
Pompano Beach (City)	185	4.5%	79	-11.2%	276	46.0%	5.4	54.3%
Roosevelt Gardens (CDP)	9	-25.0%	1	-75.0%	2	-77.8%	1.2	-69.2%
Sea Ranch Lakes (Village)	5	0.0%	2	100.0%	10	233.3%	10.0	233.3%
Southwest Ranches (Town)	29	26.1%	15	15.4%	68	33.3%	7.6	18.8%
Sunrise (City)	148	-6.9%	68	4.6%	105	56.7%	2.6	73.3%
Tamarac (City)	163	0.6%	71	-9.0%	176	51.7%	3.8	72.7%
Washington Park (CDP)	8	33.3%	7	133.3%	15	50.0%	7.8	95.0%
West Park (City)	39	-7.1%	23	9.5%	39	62.5%	3.9	69.6%
Weston (City)	129	-10.4%	64	28.0%	204	65.9%	4.5	66.7%
Wilton Manors (City)	36	-18.2%	12	-33.3%	93	20.8%	6.9	21.1%

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## Reference Map - Countywide

### Municipalities and Census-Designated Places\*

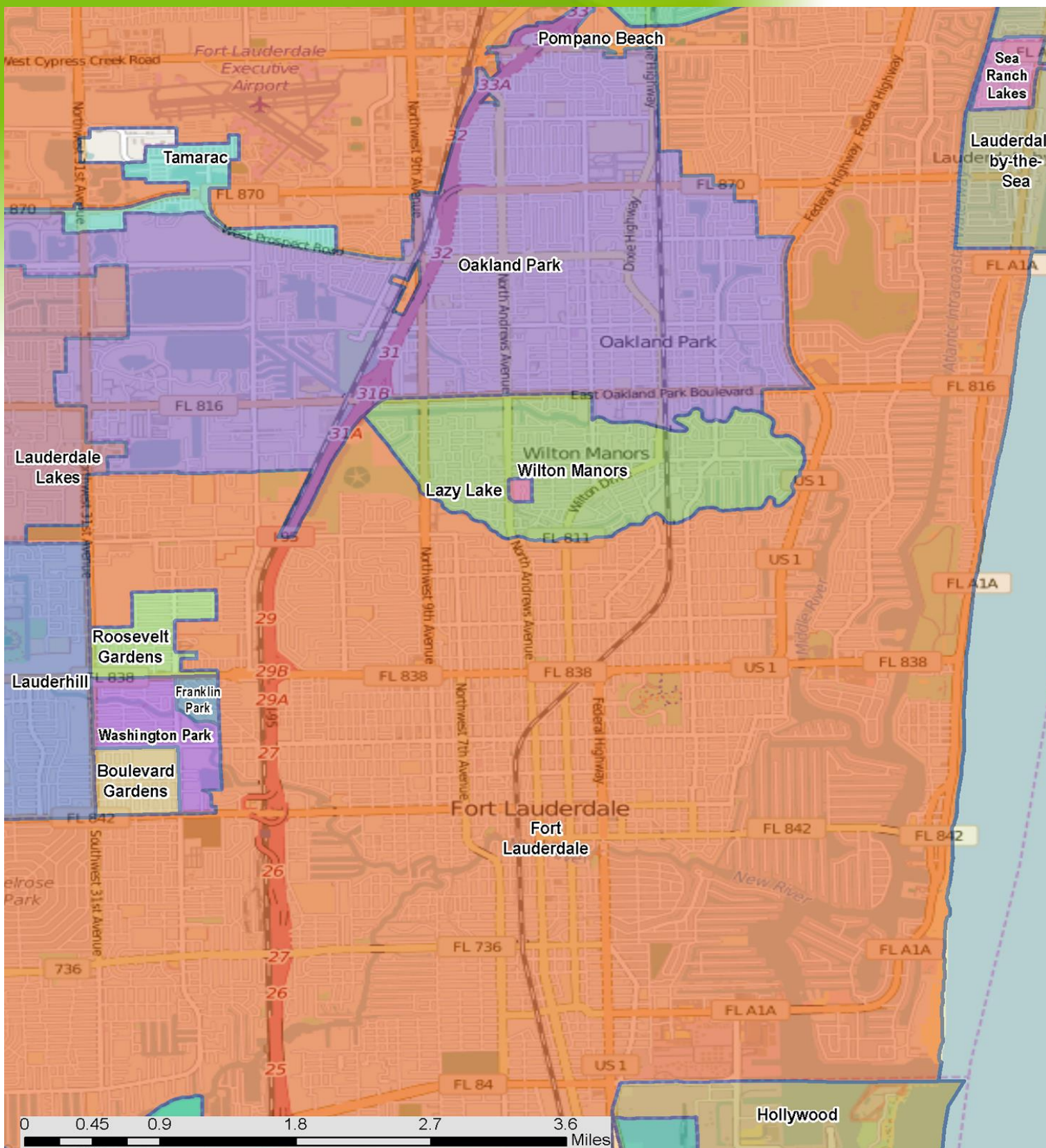


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## Reference Map - East Central Broward

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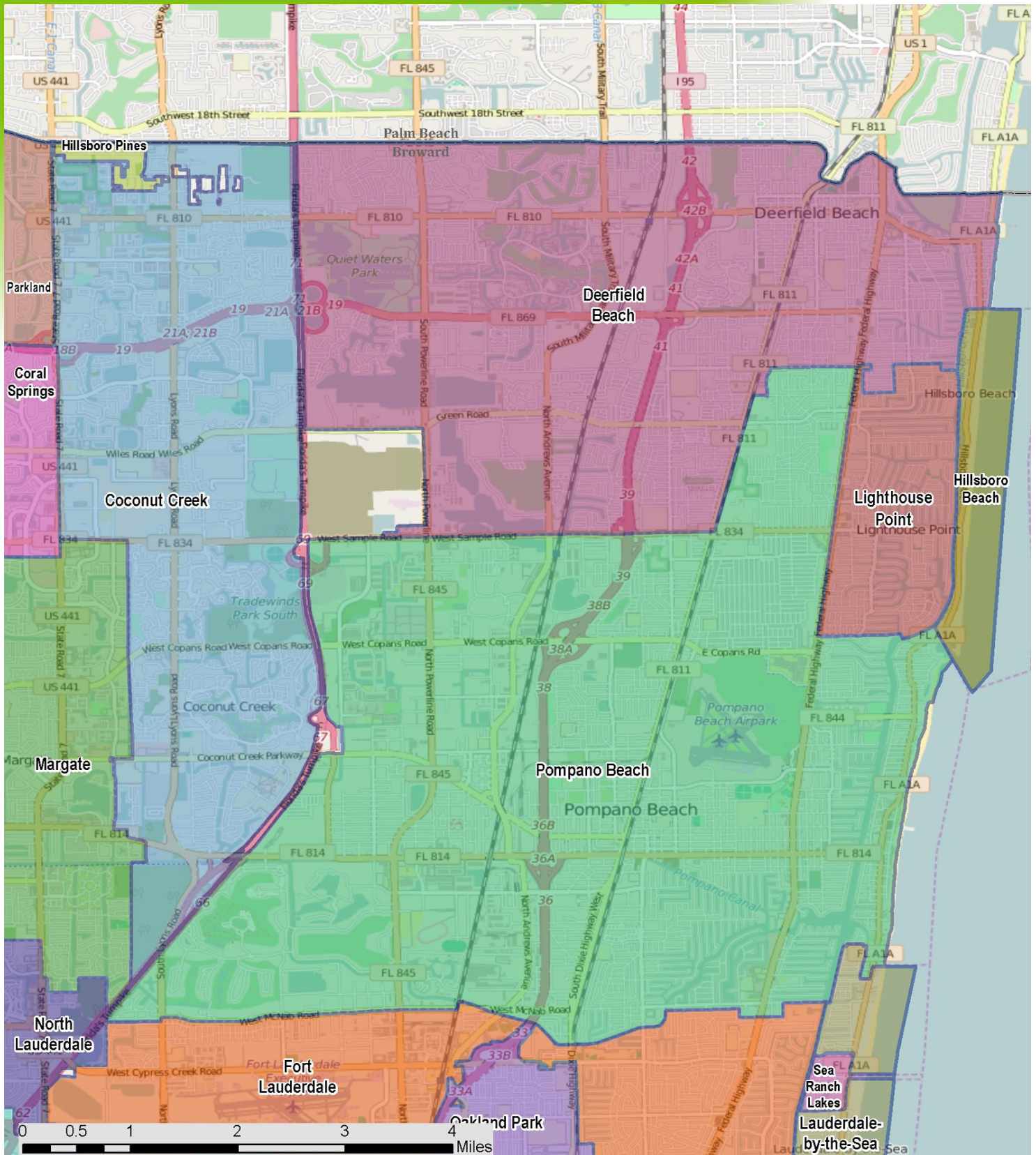
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## Reference Map - Northeast Broward

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