Broward County Local Residential Market Metrics - Q3 2024
Townhouses and Condos
Municipalities and Census-Designated Places*

BROWARD MIAMI a Division of MIAMI REALTORS®

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	3,163	-10.6%	1,483	-16.5%	$275,000	0.0%	$349,947	3.2%
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)	129	-20.4%	48	-34.2%	$270,000	3.8%	$280,394	3.2%
Cooper City (City)	19	5.6%	5	-37.5%	$450,000	4.7%	$456,617	10.6%
Coral Springs (City)	133	-1.5%	51	-1.9%	$232,500	-13.9%	$270,884	-9.1%
Dania Beach (City)	38	-34.5%	20	-51.2%	$270,000	13.0%	$304,408	8.0%
Davie (Town)	125	-14.4%	39	-32.8%	$340,000	16.0%	$336,753	2.4%
Deerfield Beach (City)	216	-16.9%	110	-27.6%	$239,900	6.5%	$282,870	4.1%
Fort Lauderdale (City)	352	-17.0%	217	-11.1%	$457,500	2.9%	$666,496	13.6%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	149	-30.7%	93	-37.2%	$275,000	-3.5%	$367,200	-2.6%
Hillsboro Beach (Town)	16	-11.1%	10	-9.1%	$625,000	19.0%	$715,938	20.5%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	232	3.6%	127	-13.0%	$288,500	-0.5%	$350,865	-16.2%
Lauderdale Lakes (City)	64	-23.8%	32	-37.3%	$133,500	2.7%	$141,393	1.4%
Lauderdale-by-the-Sea (Town)	38	5.6%	29	20.8%	$437,500	-16.7%	$558,533	-17.1%
Lauderhill (City)	122	-14.1%	66	-10.8%	$155,000	-2.8%	$181,878	-0.2%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	24	-4.0%	17	30.8%	$177,500	-18.9%	$236,385	-7.0%
Margate (City)	126	0.8%	48	11.6%	$169,950	-4.5%	$211,470	-0.1%
Miramar (City)	78	-13.3%	18	-35.7%	$433,500	11.2%	$427,966	11.3%
North Lauderdale (City)	53	-1.9%	15	-11.8%	$250,000	0.0%	$255,662	1.6%
Oakland Park (City)	80	-2.4%	36	5.9%	$220,000	-10.2%	$242,568	-12.1%
Parkland (City)	12	0.0%	5	150.0%	$635,000	23.3%	$616,792	17.2%
Pembroke Park (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	256	-12.3%	110	-19.1%	$285,000	5.8%	$307,693	0.9%
Plantation (City)	137	4.6%	38	-20.8%	$322,500	13.6%	$323,554	7.6%
Pompano Beach (City)	248	-3.5%	133	0.8%	$275,000	-1.8%	$409,375	16.9%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	2	0.0%	1	0.0%	$669,500	15.4%	$669,500	15.4%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	216	-2.7%	97	-7.6%	$204,500	4.9%	$238,608	0.4%
Tamarac (City)	202	-14.4%	74	-11.9%	$225,000	0.0%	$253,190	1.1%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Weston (City)	51	0.0%	20	-31.0%	$448,500	15.0%	$461,965	9.4%
Wilton Manors (City)	37	0.0%	19	11.8%	$307,500	-9.6%	$365,987	-5.5%

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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	-7.8%	94.1%	-2.8%	56 Days	107.4%	5,995	10.1%
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)	$36.2 Million	-17.8%	94.6%	-2.2%	51 Days	131.8%	206	-8.0%
Cooper City (City)	$8.7 Million	16.8%	96.6%	-3.4%	34 Days	240.0%	35	40.0%
Coral Springs (City)	$36.0 Million	-10.5%	94.9%	-3.6%	40 Days	135.3%	279	48.4%
Dania Beach (City)	$11.6 Million	-29.3%	94.2%	-1.2%	59 Days	293.3%	88	17.3%
Davie (Town)	$42.1 Million	-12.3%	96.7%	-3.3%	32 Days	113.3%	218	38.9%
Deerfield Beach (City)	$61.1 Million	-13.5%	93.2%	-2.7%	59 Days	90.3%	375	13.0%
Fort Lauderdale (City)	$234.6 Million	-5.7%	92.0%	-3.4%	77 Days	92.5%	770	12.4%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	$54.7 Million	-32.5%	90.8%	-3.5%	91 Days	46.8%	429	11.7%
Hillsboro Beach (Town)	$11.5 Million	7.1%	87.6%	-4.7%	76 Days	22.6%	41	105.0%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	$81.4 Million	-13.2%	92.3%	-3.1%	65 Days	66.7%	512	5.1%
Lauderdale Lakes (City)	$9.0 Million	-22.8%	92.3%	-3.8%	92 Days	148.6%	121	18.6%
Lauderdale-by-the-Sea (Town)	$21.2 Million	-12.5%	93.8%	-1.2%	80 Days	400.0%	70	14.8%
Lauderhill (City)	$22.2 Million	-14.2%	94.4%	-2.6%	76 Days	49.0%	270	-8.2%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	$5.7 Million	-10.7%	94.3%	3.4%	49 Days	-7.5%	45	60.7%
Margate (City)	$26.6 Million	0.7%	95.5%	-1.7%	57 Days	83.9%	205	6.2%
Miramar (City)	$33.4 Million	-3.6%	98.2%	-1.8%	26 Days	73.3%	140	42.9%
North Lauderdale (City)	$13.6 Million	-0.3%	97.0%	-1.2%	47 Days	95.8%	77	26.2%
Oakland Park (City)	$19.4 Million	-14.3%	93.8%	-3.5%	62 Days	264.7%	133	-23.1%
Parkland (City)	$7.4 Million	17.2%	96.3%	-1.5%	20 Days	150.0%	18	0.0%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	300.0%
Pembroke Pines (City)	$78.8 Million	-11.5%	95.1%	-3.1%	51 Days	155.0%	420	10.8%
Plantation (City)	$44.3 Million	12.6%	96.4%	-2.2%	42 Days	162.5%	219	6.8%
Pompano Beach (City)	$101.5 Million	12.8%	92.1%	-3.6%	71 Days	97.2%	497	8.8%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	$1.3 Million	15.4%	94.1%	6.4%	51 Days	-1.9%	4	300.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	$51.5 Million	-2.4%	93.9%	-4.0%	58 Days	114.8%	350	11.1%
Tamarac (City)	$51.1 Million	-13.5%	94.5%	-3.7%	54 Days	145.5%	341	1.2%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Weston (City)	$23.6 Million	9.4%	97.5%	-2.5%	40 Days	207.7%	91	5.8%
Wilton Manors (City)	$13.5 Million	-5.5%	93.8%	-4.5%	55 Days	223.5%	49	-16.9%

Broward County Local Residential Market Metrics - Q3 2024
Townhouses and Condos
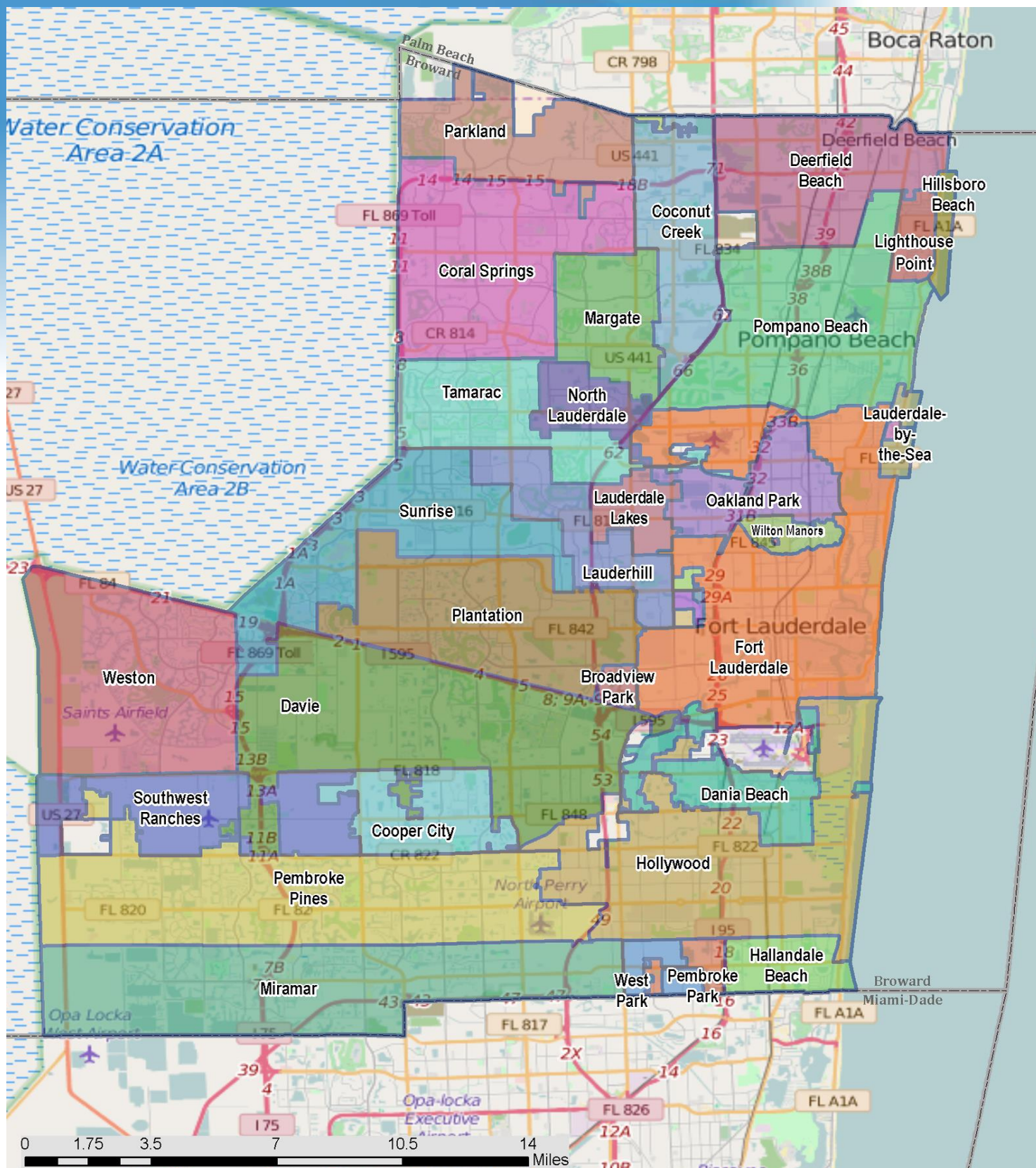## Municipalities and Census-Designated Places*

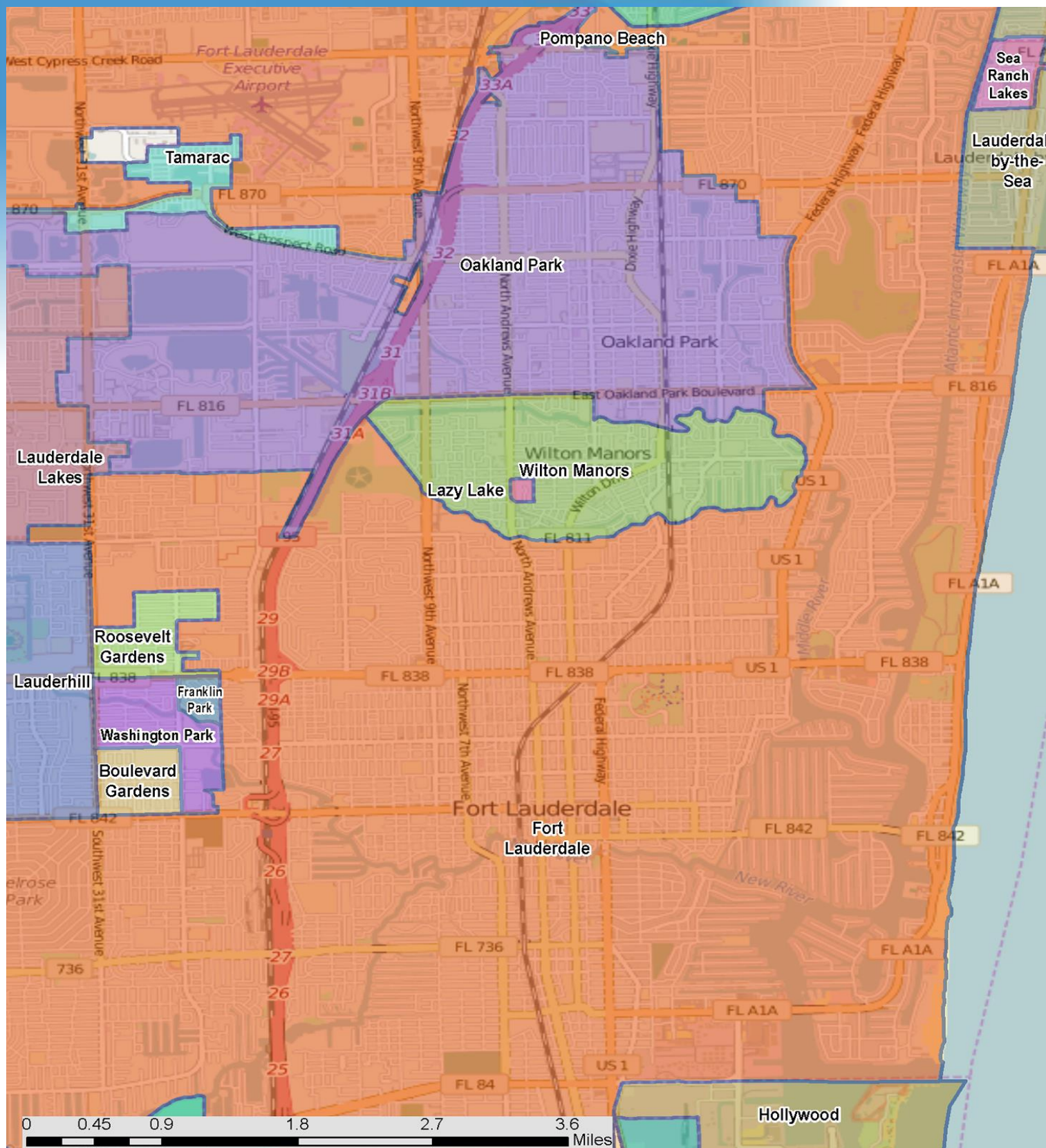| Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	3,254	-20.0%	1,494	-24.5%	9,534	90.1%	8.7	112.2%
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	129	-34.2%	57	-43.0%	329	113.6%	7.4	155.2%
Cooper City (City)	22	10.0%	9	12.5%	20	233.3%	3.8	280.0%
Coral Springs (City)	139	-9.7%	61	-20.8%	301	144.7%	7.7	185.2%
Dania Beach (City)	42	-38.2%	18	-35.7%	132	175.0%	8.4	162.5%
Davie (Town)	125	-12.6%	52	-21.2%	231	260.9%	6.3	293.8%
Deerfield Beach (City)	200	-31.5%	99	-23.8%	583	123.4%	7.3	160.7%
Fort Lauderdale (City)	369	-11.7%	176	-15.4%	1,492	71.1%	10.9	91.2%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	175	-25.8%	85	-17.5%	865	65.7%	14.4	118.2%
Hillsboro Beach (Town)	16	14.3%	6	0.0%	71	108.8%	12.0	155.3%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	250	-19.6%	106	-33.8%	966	56.8%	11.7	56.0%
Lauderdale Lakes (City)	55	-41.5%	30	-38.8%	270	128.8%	11.7	172.1%
Lauderdale-by-the-Sea (Town)	44	57.1%	25	31.6%	119	48.8%	7.8	52.9%
Lauderhill (City)	133	-40.9%	85	-41.4%	533	67.6%	12.1	112.3%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	25	13.6%	10	-37.5%	68	44.7%	7.5	29.3%
Margate (City)	128	-20.5%	54	-20.6%	274	68.1%	6.7	76.3%
Miramar (City)	98	14.0%	51	37.8%	143	210.9%	5.9	227.8%
North Lauderdale (City)	50	-12.3%	22	-21.4%	85	112.5%	6.2	129.6%
Oakland Park (City)	76	-33.9%	32	-52.9%	214	91.1%	7.0	75.0%
Parkland (City)	10	-16.7%	5	-16.7%	21	110.0%	5.6	143.5%
Pembroke Park (Town)	1	0.0%	1	-50.0%	5	-16.7%	6.0	122.2%
Pembroke Pines (City)	236	-23.9%	88	-35.3%	577	156.4%	7.0	191.7%
Plantation (City)	153	2.7%	74	25.4%	225	84.4%	5.5	103.7%
Pompano Beach (City)	251	-16.9%	131	-20.1%	838	88.3%	8.7	97.7%
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	6	500.0%	14.4	380.0%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	196	-28.2%	76	-42.9%	556	97.2%	8.9	134.2%
Tamarac (City)	229	-15.8%	105	-24.5%	456	98.3%	6.8	119.4%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	3	200.0%	3	N/A	0	N/A	0.0	N/A
Weston (City)	59	-7.8%	25	-21.9%	96	123.3%	5.1	121.7%
Wilton Manors (City)	35	-16.7%	13	-18.8%	66	135.7%	5.0	127.3%

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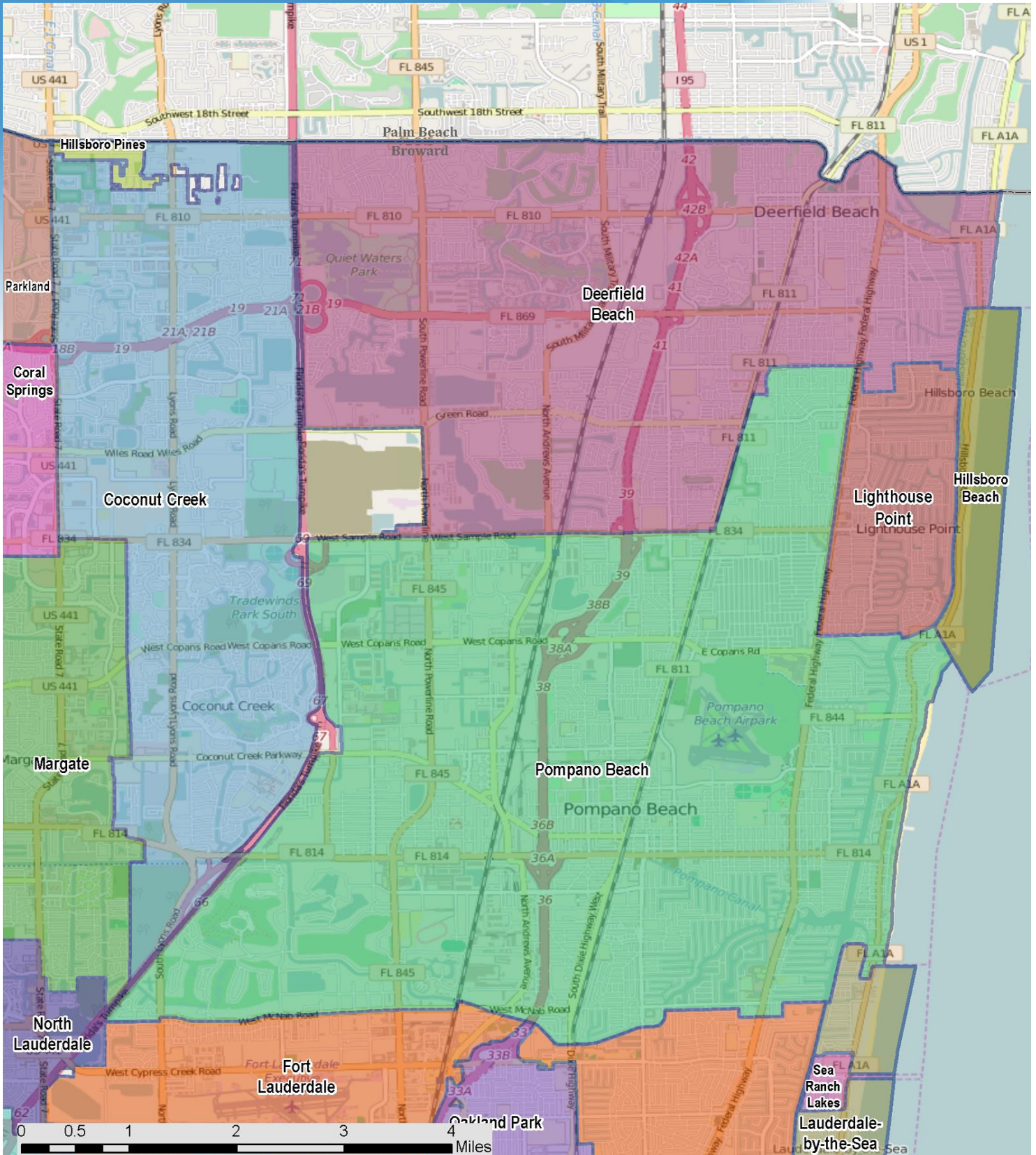
Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.

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

Broward County Local Residential Market Metrics - Q3 2024
Reference Map - Countywide
Municipalities and Census-Designated Places*

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Broward County Local Residential Market Metrics - Q3 2024
Reference Map - East Central Broward
Municipalities and Census-Designated Places*

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Hillsboro Pines
Palm Beach
Broward
Deerfield Beach
Parkland
Quiet Waters Park
Deerfield Beach
Coral Springs
Green Road
Hillsboro Beach
Coconut Creek
Lighthouse Point
Hillsboro Beach
Lighthouse Point
West Sample Road
Tradewinds Park South
West Copans Road
Pompano Beach Airpark
Margate
Coconut Creek
Coconut Creek Parkway
Pompano Beach
Pompano Beach
North Lauderdale
West McNab Road
Fort Lauderdale
Sea Ranch Lakes
Oakland Park
Lauderdale-by-the-Sea

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Miles