

Broward County Local Residential Market Metrics - Q4 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	2,755	2.8%	685	2.1%	\$615,000	6.1%	\$816,329	3.9%
Boulevard Gardens (CDP)	8	60.0%	2	100.0%	\$423,500	12.2%	\$389,937	-0.8%
Broadview Park (CDP)	7	-12.5%	0	-100.0%	\$450,000	6.2%	\$460,129	8.2%
Coconut Creek (City)	73	19.7%	9	-43.8%	\$595,000	5.3%	\$593,864	6.0%
Cooper City (City)	65	38.3%	11	-8.3%	\$735,000	1.4%	\$858,031	2.7%
Coral Springs (City)	199	17.8%	33	-2.9%	\$693,750	5.1%	\$713,706	5.1%
Dania Beach (City)	30	-23.1%	14	180.0%	\$530,000	-5.4%	\$586,263	-8.8%
Davie (Town)	127	-2.3%	29	-42.0%	\$807,500	1.3%	\$1,129,520	8.4%
Deerfield Beach (City)	98	-3.9%	31	10.7%	\$545,000	9.0%	\$653,284	0.0%
Fort Lauderdale (City)	357	4.4%	133	8.1%	\$670,000	7.2%	\$1,224,640	3.2%
Franklin Park (CDP)	1	0.0%	1	N/A	\$300,100	-16.6%	\$300,100	-16.6%
Hallandale Beach (City)	19	46.2%	6	20.0%	\$480,000	3.2%	\$720,316	-30.4%
Hillsboro Beach (Town)	1	N/A	0	N/A	\$13,700,000	N/A	\$13,700,000	N/A
Hillsboro Pines (CDP)	3	N/A	1	N/A	\$680,000	N/A	\$700,000	N/A
Hollywood (City)	236	8.8%	80	33.3%	\$575,000	9.5%	\$703,379	3.7%
Lauderdale Lakes (City)	32	3.2%	2	100.0%	\$445,000	5.0%	\$431,415	5.4%
Lauderdale-by-the-Sea (Town)	8	60.0%	7	133.3%	\$922,500	8.4%	\$1,225,625	20.7%
Lauderhill (City)	66	24.5%	11	-8.3%	\$457,500	11.0%	\$454,605	7.5%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	30	-6.3%	15	25.0%	\$1,262,500	17.0%	\$1,979,997	21.7%
Margate (City)	79	-21.0%	8	-33.3%	\$477,500	-2.2%	\$471,037	-1.9%
Miramar (City)	172	7.5%	33	65.0%	\$635,000	15.5%	\$690,661	15.6%
North Lauderdale (City)	38	-15.6%	5	0.0%	\$466,000	13.7%	\$451,084	11.9%
Oakland Park (City)	93	4.5%	20	-33.3%	\$520,000	-6.1%	\$549,808	-10.8%
Parkland (City)	118	9.3%	33	3.1%	\$1,150,000	3.6%	\$1,193,880	1.8%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	232	22.1%	31	-8.8%	\$650,000	1.6%	\$678,714	1.4%
Plantation (City)	134	-1.5%	44	29.4%	\$700,000	0.0%	\$779,747	-4.2%
Pompano Beach (City)	132	-10.2%	42	-25.0%	\$465,000	3.3%	\$788,242	10.2%
Roosevelt Gardens (CDP)	3	0.0%	0	N/A	\$455,000	11.0%	\$462,333	18.5%
Sea Ranch Lakes (Village)	3	50.0%	2	0.0%	\$3,500,000	-36.8%	\$3,765,000	-32.0%
Southwest Ranches (Town)	21	-16.0%	10	25.0%	\$2,500,000	78.6%	\$2,313,572	10.8%
Sunrise (City)	101	-9.0%	12	-29.4%	\$507,495	3.0%	\$511,534	2.9%
Tamarac (City)	121	-17.7%	20	-13.0%	\$422,000	-0.1%	\$447,462	-3.0%
Washington Park (CDP)	7	40.0%	1	N/A	\$439,000	21.9%	\$406,429	0.4%
West Park (City)	25	-10.7%	6	500.0%	\$440,000	0.6%	\$432,879	-4.4%
Weston (City)	99	-6.6%	25	4.2%	\$925,000	12.3%	\$1,081,060	-5.5%
Wilton Manors (City)	27	-25.0%	10	-41.2%	\$730,000	-7.3%	\$888,111	-6.1%

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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.
Broward County	\$2.2 Billion	6.9%	95.3%	-1.7%	43 Days	65.4%	3,954	2.2%
Boulevard Gardens (CDP)	\$3.1 Million	58.8%	100.0%	0.8%	23 Days	155.6%	9	0.0%
Broadview Park (CDP)	\$3.2 Million	-5.3%	98.1%	1.3%	71 Days	77.5%	12	20.0%
Coconut Creek (City)	\$43.4 Million	26.8%	96.2%	-0.3%	48 Days	54.8%	78	0.0%
Cooper City (City)	\$55.8 Million	42.0%	95.7%	-0.7%	57 Days	128.0%	85	9.0%
Coral Springs (City)	\$142.0 Million	23.8%	96.1%	-1.5%	45 Days	104.5%	249	-2.0%
Dania Beach (City)	\$17.6 Million	-29.8%	91.0%	-3.5%	37 Days	-26.0%	57	9.6%
Davie (Town)	\$143.4 Million	5.9%	93.1%	-1.9%	50 Days	85.2%	165	11.5%
Deerfield Beach (City)	\$64.0 Million	-3.9%	95.8%	-0.9%	41 Days	70.8%	133	0.0%
Fort Lauderdale (City)	\$437.2 Million	7.8%	93.4%	-1.6%	46 Days	43.8%	592	-0.5%
Franklin Park (CDP)	\$300,100	-16.6%	77.0%	-23.0%	140 Days	N/A	3	0.0%
Hallandale Beach (City)	\$13.7 Million	1.8%	94.3%	-4.8%	30 Days	-26.8%	40	17.6%
Hillsboro Beach (Town)	\$13.7 Million	N/A	91.4%	N/A	42 Days	N/A	3	0.0%
Hillsboro Pines (CDP)	\$2.1 Million	N/A	100.0%	N/A	20 Days	N/A	2	0.0%
Hollywood (City)	\$166.0 Million	12.8%	94.5%	-2.2%	54 Days	80.0%	401	1.5%
Lauderdale Lakes (City)	\$13.8 Million	8.8%	95.5%	-4.5%	60 Days	100.0%	48	92.0%
Lauderdale-by-the-Sea (Town)	\$9.8 Million	93.2%	92.2%	10.6%	32 Days	-13.5%	21	-4.5%
Lauderhill (City)	\$30.0 Million	33.8%	97.7%	-1.5%	33 Days	94.1%	97	11.5%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$59.4 Million	14.1%	91.1%	-0.5%	59 Days	13.5%	59	-6.3%
Margate (City)	\$37.2 Million	-22.5%	97.6%	-1.5%	30 Days	87.5%	103	-18.3%
Miramar (City)	\$118.8 Million	24.3%	96.1%	-2.1%	33 Days	57.1%	237	17.3%
North Lauderdale (City)	\$17.1 Million	-5.5%	98.1%	-1.9%	28 Days	100.0%	54	-21.7%
Oakland Park (City)	\$51.1 Million	-6.8%	95.5%	-2.0%	52 Days	48.6%	123	4.2%
Parkland (City)	\$140.9 Million	11.3%	93.9%	-0.1%	54 Days	45.9%	116	-4.1%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Pembroke Pines (City)	\$157.5 Million	23.8%	96.4%	-1.2%	36 Days	63.6%	269	13.0%
Plantation (City)	\$104.5 Million	-5.6%	94.5%	-1.3%	55 Days	83.3%	166	1.8%
Pompano Beach (City)	\$104.0 Million	-1.0%	94.6%	-0.6%	40 Days	25.0%	239	-5.5%
Roosevelt Gardens (CDP)	\$1.4 Million	18.5%	94.8%	-4.0%	120 Days	328.6%	5	-28.6%
Sea Ranch Lakes (Village)	\$11.3 Million	2.0%	77.9%	-11.8%	257 Days	277.9%	0	-100.0%
Southwest Ranches (Town)	\$48.6 Million	-6.9%	87.7%	-6.9%	56 Days	133.3%	36	-29.4%
Sunrise (City)	\$51.7 Million	-6.4%	98.0%	-0.5%	27 Days	50.0%	147	0.0%
Tamarac (City)	\$54.1 Million	-20.1%	97.5%	-0.4%	36 Days	38.5%	189	7.4%
Washington Park (CDP)	\$2.8 Million	40.5%	97.8%	6.1%	99 Days	83.3%	11	0.0%
West Park (City)	\$10.8 Million	-14.6%	97.1%	-1.9%	31 Days	63.2%	47	11.9%
Weston (City)	\$107.0 Million	-11.8%	93.9%	-3.2%	50 Days	78.6%	124	-10.8%
Wilton Manors (City)	\$24.0 Million	-29.6%	95.9%	0.8%	64 Days	113.3%	76	10.1%

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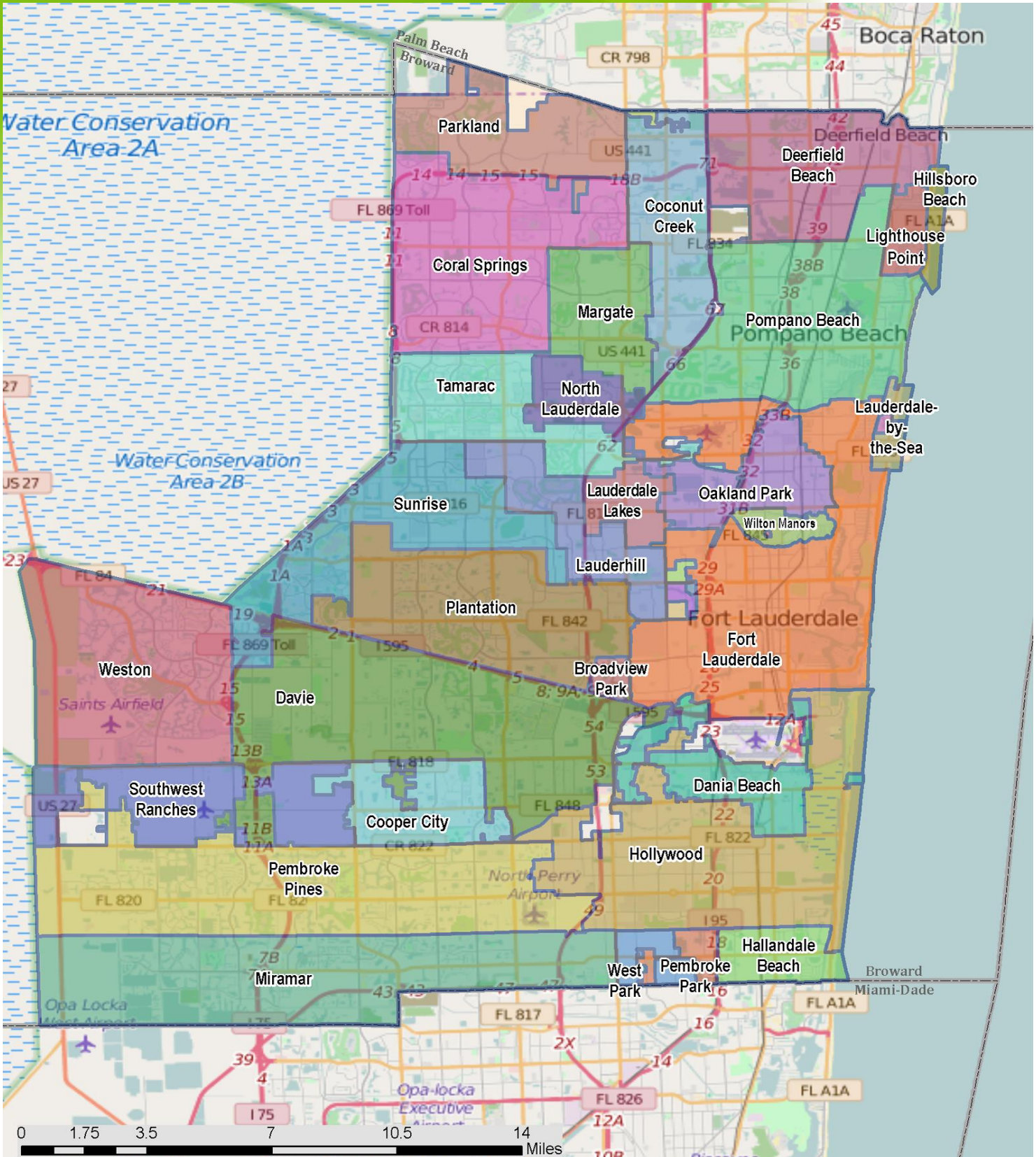
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	2,533	-2.7%	972	-11.7%	4,719	33.2%	4.6	35.3%
Boulevard Gardens (CDP)	4	-42.9%	0	-100.0%	10	66.7%	5.2	67.7%
Broadview Park (CDP)	9	0.0%	3	200.0%	11	10.0%	3.5	29.6%
Coconut Creek (City)	61	-7.6%	23	9.5%	73	7.4%	3.1	0.0%
Cooper City (City)	61	17.3%	18	-30.8%	84	18.3%	3.2	-3.0%
Coral Springs (City)	185	17.1%	63	21.2%	261	37.4%	3.5	34.6%
Dania Beach (City)	30	-33.3%	11	-31.3%	83	53.7%	6.9	60.5%
Davie (Town)	122	0.0%	44	-17.0%	170	50.4%	3.9	69.6%
Deerfield Beach (City)	88	-5.4%	33	-21.4%	139	40.4%	3.9	39.3%
Fort Lauderdale (City)	318	-7.8%	158	12.1%	851	19.7%	6.7	17.5%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	3	200.0%	7.2	140.0%
Hallandale Beach (City)	16	23.1%	6	-14.3%	62	44.2%	10.5	56.7%
Hillsboro Beach (Town)	1	0.0%	0	N/A	4	-42.9%	12.0	-85.7%
Hillsboro Pines (CDP)	1	N/A	0	N/A	1	-66.7%	1.7	-81.1%
Hollywood (City)	234	2.6%	81	-22.9%	530	27.4%	6.2	29.2%
Lauderdale Lakes (City)	42	44.8%	18	-10.0%	36	89.5%	3.3	57.1%
Lauderdale-by-the-Sea (Town)	7	0.0%	1	-75.0%	36	12.5%	11.1	-33.5%
Lauderhill (City)	55	-3.5%	27	-18.2%	88	41.9%	3.7	48.0%
Lazy Lake (Village)	2	N/A	2	N/A	0	-100.0%	0.0	-100.0%
Lighthouse Point (City)	30	15.4%	14	0.0%	95	17.3%	7.7	22.2%
Margate (City)	72	-14.3%	23	-34.3%	118	38.8%	3.5	40.0%
Miramar (City)	168	7.0%	55	-21.4%	245	58.1%	4.2	61.5%
North Lauderdale (City)	33	-21.4%	19	5.6%	49	8.9%	3.4	30.8%
Oakland Park (City)	77	-2.5%	26	-10.3%	170	51.8%	5.4	54.3%
Parkland (City)	102	13.3%	34	-12.8%	146	23.7%	3.4	25.9%
Pembroke Park (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Pembroke Pines (City)	196	10.7%	65	3.2%	260	59.5%	3.4	54.5%
Plantation (City)	120	-2.4%	47	2.2%	215	33.5%	3.9	30.0%
Pompano Beach (City)	132	-7.7%	58	-14.7%	298	26.3%	5.9	31.1%
Roosevelt Gardens (CDP)	4	33.3%	0	-100.0%	5	-37.5%	3.0	-34.8%
Sea Ranch Lakes (Village)	2	100.0%	1	N/A	7	-12.5%	6.5	-18.8%
Southwest Ranches (Town)	14	-41.7%	6	-40.0%	70	4.5%	8.2	-4.7%
Sunrise (City)	90	-12.6%	37	-15.9%	123	38.2%	3.1	55.0%
Tamarac (City)	128	-19.5%	51	-20.3%	185	60.9%	4.2	90.9%
Washington Park (CDP)	8	0.0%	2	-60.0%	10	-33.3%	4.8	-30.4%
West Park (City)	20	-31.0%	10	-44.4%	51	70.0%	5.2	79.3%
Weston (City)	91	-15.0%	49	2.1%	167	39.2%	3.7	37.0%
Wilton Manors (City)	27	-27.0%	9	-43.8%	114	44.3%	8.9	53.4%

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Reference Map - Countywide

Municipalities and Census-Designated Places*

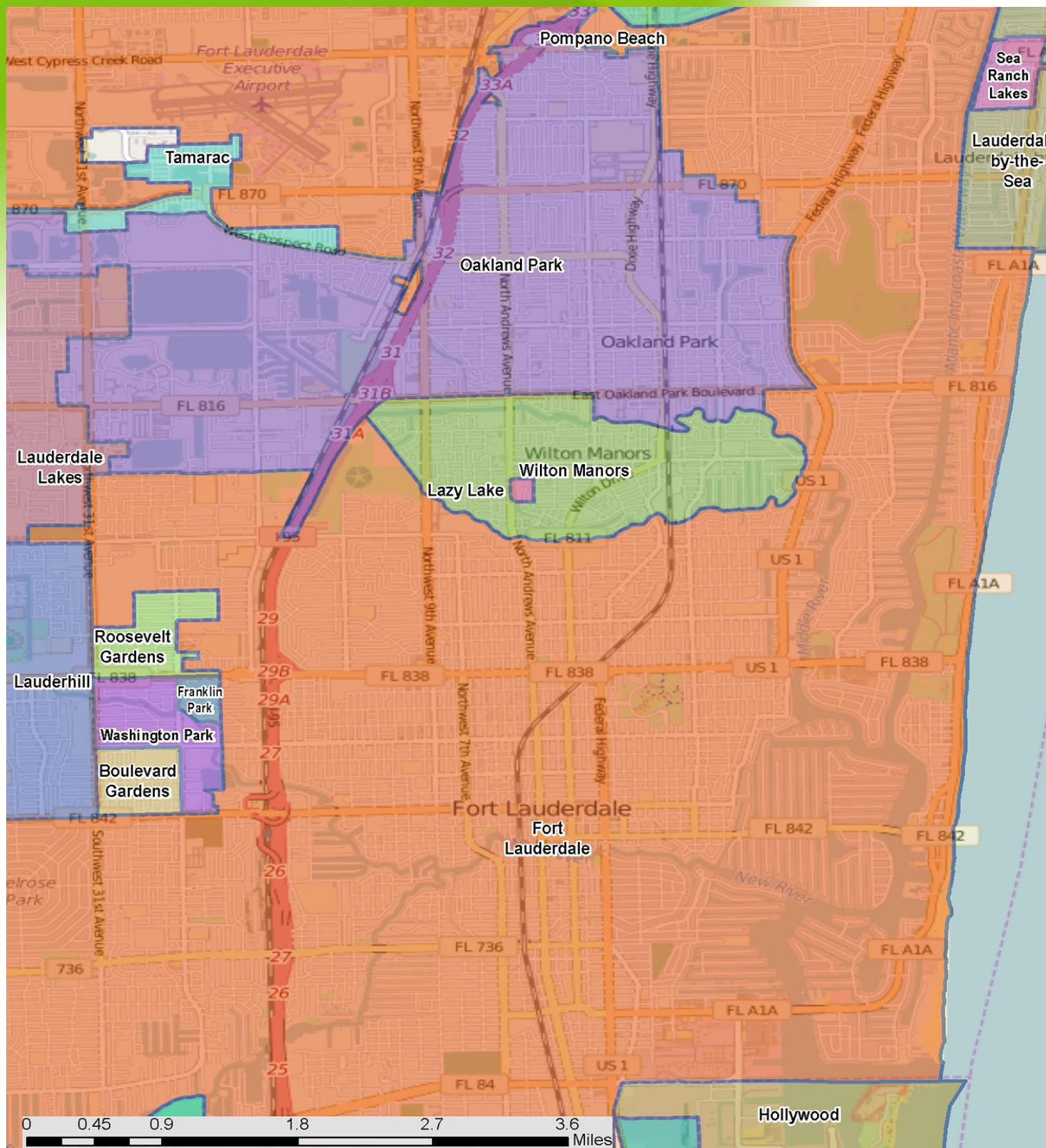


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Reference Map - East Central Broward

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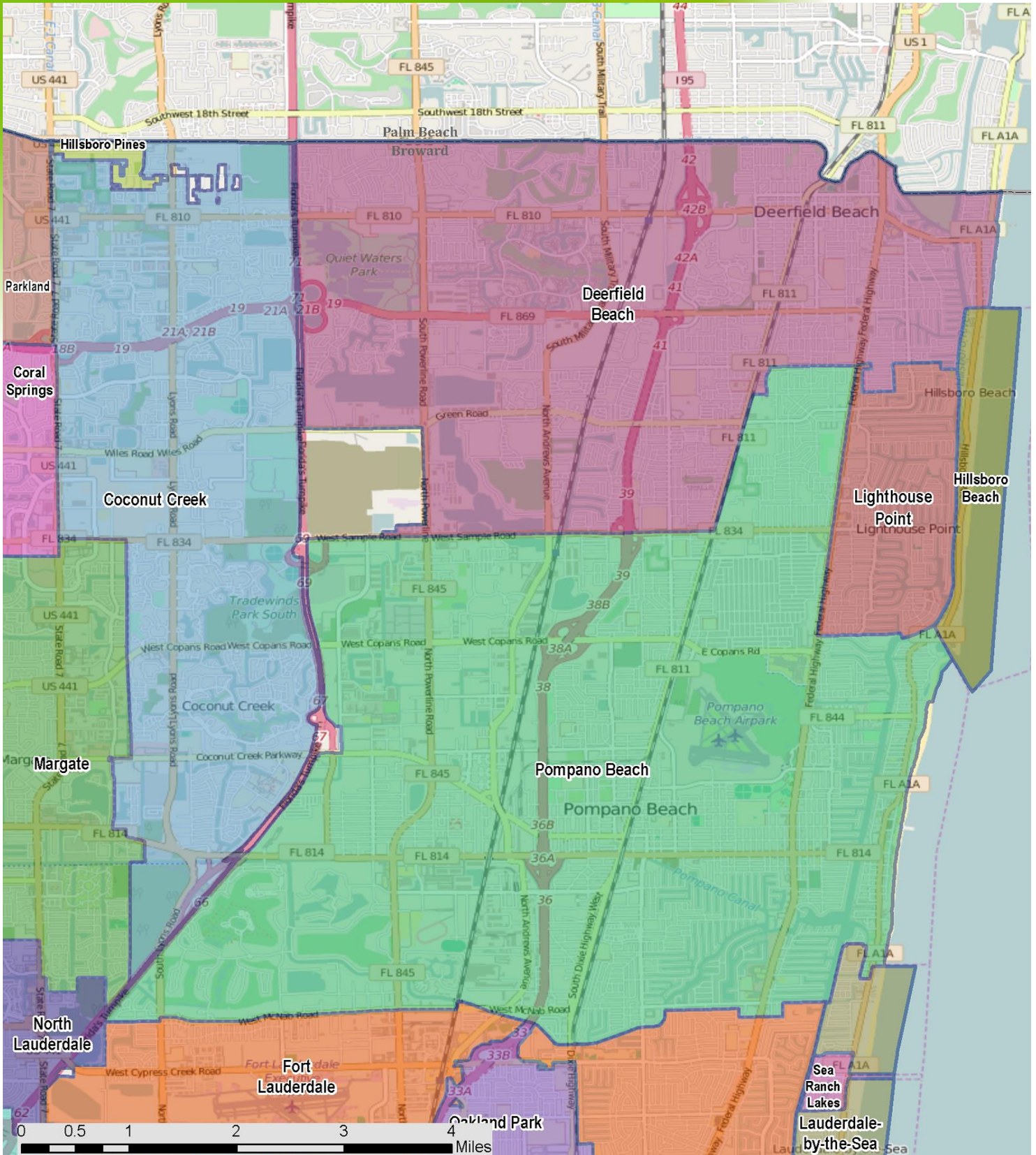
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Reference Map - Northeast Broward

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