Broward County Local Residential Market Metrics - 2024
Single-Family Homes
Municipalities and Census-Designated Places*

BROWARD MIAMI
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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	12,180	-1.3%	3,003	-3.3%	$616,000	6.2%	$823,341	5.0%
Boulevard Gardens (CDP)	23	0.0%	6	200.0%	$400,000	8.8%	$387,739	6.0%
Broadview Park (CDP)	38	-13.6%	2	-83.3%	$483,000	17.8%	$474,400	18.8%
Coconut Creek (City)	287	7.9%	47	-4.1%	$590,000	4.1%	$613,238	8.3%
Cooper City (City)	318	24.7%	65	18.2%	$729,000	4.5%	$824,600	5.2%
Coral Springs (City)	900	1.8%	137	-17.5%	$695,000	5.3%	$719,562	5.2%
Dania Beach (City)	144	-4.0%	40	-14.9%	$580,000	5.5%	$660,170	8.7%
Davie (Town)	517	-13.3%	134	-23.0%	$820,000	9.3%	$1,043,604	8.9%
Deerfield Beach (City)	427	0.0%	132	-3.6%	$535,000	6.5%	$646,000	2.1%
Fort Lauderdale (City)	1,517	2.1%	563	-0.5%	$657,000	2.3%	$1,254,635	-2.2%
Franklin Park (CDP)	5	25.0%	1	0.0%	$357,500	8.2%	$392,820	28.7%
Hallandale Beach (City)	71	-7.8%	31	14.8%	$500,000	1.3%	$864,570	-21.5%
Hillsboro Beach (Town)	4	300.0%	3	200.0%	$16,050,000	-0.4%	$12,806,250	-33.4%
Hillsboro Pines (CDP)	7	75.0%	1	-50.0%	$665,000	66.3%	$810,000	84.9%
Hollywood (City)	1,034	0.0%	289	-0.3%	$553,000	5.3%	$696,893	5.1%
Lauderdale Lakes (City)	131	18.0%	17	41.7%	$447,000	5.4%	$442,829	9.4%
Lauderdale-by-the-Sea (Town)	39	69.6%	28	115.4%	$1,112,000	1.1%	$1,485,436	24.4%
Lauderhill (City)	289	-4.0%	45	-15.1%	$449,500	8.3%	$448,070	5.3%
Lazy Lake (Village)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	148	-4.5%	83	12.2%	$1,295,000	0.8%	$1,894,032	3.0%
Margate (City)	410	-1.2%	49	-18.3%	$478,500	4.9%	$472,224	6.3%
Miramar (City)	707	-0.7%	112	8.7%	$623,900	6.6%	$702,260	10.9%
North Lauderdale (City)	173	-17.6%	27	17.4%	$434,900	11.1%	$421,089	9.5%
Oakland Park (City)	379	-1.6%	101	-9.0%	$530,000	0.0%	$589,553	1.5%
Parkland (City)	513	-3.6%	164	2.5%	$1,125,000	1.0%	$1,232,064	2.1%
Pembroke Park (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	913	4.5%	124	-8.8%	$655,000	5.6%	$682,764	5.4%
Plantation (City)	660	3.9%	173	6.1%	$672,500	0.0%	$789,332	5.9%
Pompano Beach (City)	602	-3.5%	196	-13.7%	$460,000	2.2%	$713,712	3.1%
Roosevelt Gardens (CDP)	20	-4.8%	3	-25.0%	$402,500	16.7%	$381,020	6.9%
Sea Ranch Lakes (Village)	13	8.3%	7	-30.0%	$2,700,000	-37.2%	$3,236,154	-29.0%
Southwest Ranches (Town)	103	9.6%	48	29.7%	$1,755,000	21.0%	$2,370,238	6.8%
Sunrise (City)	483	-9.6%	66	-9.6%	$515,000	5.0%	$519,634	6.0%
Tamarac (City)	531	-17.0%	83	-23.9%	$405,000	1.3%	$441,846	2.8%
Washington Park (CDP)	25	-3.8%	2	-33.3%	$420,000	1.8%	$416,116	5.5%
West Park (City)	118	-4.1%	16	-5.9%	$445,000	6.0%	$438,921	5.7%
Weston (City)	538	0.0%	155	18.3%	$950,000	11.8%	$1,143,057	10.7%
Wilton Manors (City)	153	-6.7%	67	-8.2%	$760,000	-4.1%	$883,670	-0.8%

Broward County Local Residential Market Metrics - 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.
Broward County	$10.0 Billion	3.7%	96.0%	-0.9%	38 Days	35.7%	18,657	12.0%
Boulevard Gardens (CDP)	$8.9 Million	6.0%	100.0%	1.0%	64 Days	39.1%	32	-5.9%
Broadview Park (CDP)	$18.0 Million	2.6%	98.9%	2.0%	45 Days	7.1%	59	15.7%
Coconut Creek (City)	$176.0 Million	16.9%	96.9%	-0.7%	40 Days	66.7%	398	17.1%
Cooper City (City)	$262.2 Million	31.2%	96.2%	-1.3%	33 Days	57.1%	404	9.8%
Coral Springs (City)	$647.6 Million	7.1%	96.8%	-0.4%	37 Days	37.0%	1,263	15.7%
Dania Beach (City)	$95.1 Million	4.3%	93.1%	-1.5%	47 Days	-2.1%	278	21.4%
Davie (Town)	$539.5 Million	-5.5%	95.5%	-0.8%	34 Days	13.3%	747	10.3%
Deerfield Beach (City)	$275.8 Million	2.1%	95.5%	-1.2%	35 Days	45.8%	649	15.1%
Fort Lauderdale (City)	$1.9 Billion	-0.2%	93.9%	-0.8%	55 Days	44.7%	2,572	12.5%
Franklin Park (CDP)	$2.0 Million	60.9%	93.9%	-6.1%	60 Days	757.1%	9	0.0%
Hallandale Beach (City)	$61.4 Million	-27.6%	93.3%	-5.0%	42 Days	20.0%	169	19.0%
Hillsboro Beach (Town)	$51.2 Million	166.2%	88.1%	22.7%	62 Days	-93.1%	4	-33.3%
Hillsboro Pines (CDP)	$5.7 Million	223.6%	97.3%	-0.3%	11 Days	37.5%	7	16.7%
Hollywood (City)	$720.6 Million	5.1%	95.0%	-1.1%	45 Days	32.4%	1,798	10.7%
Lauderdale Lakes (City)	$58.0 Million	29.1%	96.5%	-3.5%	40 Days	60.0%	190	31.9%
Lauderdale-by-the-Sea (Town)	$57.9 Million	111.0%	89.9%	-0.9%	44 Days	-4.3%	68	4.6%
Lauderhill (City)	$129.5 Million	1.1%	97.6%	0.0%	34 Days	41.7%	417	6.4%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	0.0%
Lighthouse Point (City)	$280.3 Million	-1.7%	90.8%	-1.1%	61 Days	22.0%	247	6.0%
Margate (City)	$193.6 Million	5.1%	97.4%	-1.0%	32 Days	52.4%	564	3.5%
Miramar (City)	$496.5 Million	10.1%	96.8%	-1.1%	33 Days	22.2%	1,073	15.6%
North Lauderdale (City)	$72.8 Million	-9.8%	99.0%	-1.0%	27 Days	35.0%	245	-7.9%
Oakland Park (City)	$223.4 Million	-0.1%	95.4%	-1.2%	44 Days	46.7%	631	21.6%
Parkland (City)	$632.0 Million	-1.6%	94.8%	-0.4%	43 Days	22.9%	692	4.7%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	0.0%
Pembroke Pines (City)	$623.4 Million	10.1%	97.4%	-0.5%	25 Days	13.6%	1,295	21.5%
Plantation (City)	$521.0 Million	10.0%	95.7%	-1.0%	37 Days	15.6%	949	17.3%
Pompano Beach (City)	$429.7 Million	-0.5%	94.7%	-0.5%	42 Days	20.0%	999	6.4%
Roosevelt Gardens (CDP)	$7.6 Million	1.9%	98.9%	2.4%	64 Days	77.8%	26	-13.3%
Sea Ranch Lakes (Village)	$42.1 Million	-23.1%	89.3%	-2.3%	20 Days	-71.0%	18	-10.0%
Southwest Ranches (Town)	$244.1 Million	17.0%	93.8%	1.0%	39 Days	21.9%	162	-5.8%
Sunrise (City)	$251.0 Million	-4.2%	97.8%	-1.3%	30 Days	66.7%	660	-0.2%
Tamarac (City)	$234.6 Million	-14.7%	97.2%	-0.7%	36 Days	33.3%	795	3.1%
Washington Park (CDP)	$10.4 Million	1.5%	94.8%	-2.9%	62 Days	82.4%	46	12.2%
West Park (City)	$51.8 Million	1.4%	98.2%	-0.3%	32 Days	39.1%	194	17.6%
Weston (City)	$615.0 Million	10.7%	95.3%	-1.5%	30 Days	20.0%	794	19.0%
Wilton Manors (City)	$135.2 Million	-7.4%	92.9%	-1.7%	67 Days	59.5%	304	14.3%

Broward County Local Residential Market Metrics - 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	13,367	-2.7%	972	-11.7%	4,719	33.2%	4.6	35.3%
Boulevard Gardens (CDP)	25	-26.5%	0	-100.0%	10	66.7%	5.2	67.7%
Broadview Park (CDP)	43	-4.4%	3	200.0%	11	10.0%	3.5	29.6%
Coconut Creek (City)	307	2.3%	23	9.5%	73	7.4%	3.1	0.0%
Cooper City (City)	339	22.4%	18	-30.8%	84	18.3%	3.2	-3.0%
Coral Springs (City)	983	2.3%	63	21.2%	261	37.4%	3.5	34.6%
Dania Beach (City)	163	0.6%	11	-31.3%	83	53.7%	6.9	60.5%
Davie (Town)	552	-13.1%	44	-17.0%	170	50.4%	3.9	69.6%
Deerfield Beach (City)	468	-2.5%	33	-21.4%	139	40.4%	3.9	39.3%
Fort Lauderdale (City)	1,677	3.0%	158	12.1%	851	19.7%	6.7	17.5%
Franklin Park (CDP)	4	-42.9%	0	-100.0%	3	200.0%	7.2	140.0%
Hallandale Beach (City)	85	2.4%	6	-14.3%	62	44.2%	10.5	56.7%
Hillsboro Beach (Town)	4	100.0%	0	N/A	4	-42.9%	12.0	-85.7%
Hillsboro Pines (CDP)	6	200.0%	0	N/A	1	-66.7%	1.7	-81.1%
Hollywood (City)	1,134	-2.0%	81	-22.9%	530	27.4%	6.2	29.2%
Lauderdale Lakes (City)	145	-8.2%	18	-10.0%	36	89.5%	3.3	57.1%
Lauderdale-by-the-Sea (Town)	37	42.3%	1	-75.0%	36	12.5%	11.1	-33.5%
Lauderhill (City)	343	-6.0%	27	-18.2%	88	41.9%	3.7	48.0%
Lazy Lake (Village)	2	100.0%	2	N/A	0	-100.0%	0.0	-100.0%
Lighthouse Point (City)	161	0.6%	14	0.0%	95	17.3%	7.7	22.2%
Margate (City)	455	-6.0%	23	-34.3%	118	38.8%	3.5	40.0%
Miramar (City)	805	-1.6%	55	-21.4%	245	58.1%	4.2	61.5%
North Lauderdale (City)	206	-15.2%	19	5.6%	49	8.9%	3.4	30.8%
Oakland Park (City)	406	-1.9%	26	-10.3%	170	51.8%	5.4	54.3%
Parkland (City)	536	-4.3%	34	-12.8%	146	23.7%	3.4	25.9%
Pembroke Park (Town)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Pembroke Pines (City)	970	0.1%	65	3.2%	260	59.5%	3.4	54.5%
Plantation (City)	706	1.3%	47	2.2%	215	33.5%	3.9	30.0%
Pompano Beach (City)	683	-4.5%	58	-14.7%	298	26.3%	5.9	31.1%
Roosevelt Gardens (CDP)	25	0.0%	0	-100.0%	5	-37.5%	3.0	-34.8%
Sea Ranch Lakes (Village)	15	15.4%	1	N/A	7	-12.5%	6.5	-18.8%
Southwest Ranches (Town)	99	1.0%	6	-40.0%	70	4.5%	8.2	-4.7%
Sunrise (City)	542	-9.8%	37	-15.9%	123	38.2%	3.1	55.0%
Tamarac (City)	603	-17.8%	51	-20.3%	185	60.9%	4.2	90.9%
Washington Park (CDP)	36	2.9%	2	-60.0%	10	-33.3%	4.8	-30.4%
West Park (City)	140	-4.1%	10	-44.4%	51	70.0%	5.2	79.3%
Weston (City)	581	0.2%	49	2.1%	167	39.2%	3.7	37.0%
Wilton Manors (City)	163	-9.4%	9	-43.8%	114	44.3%	8.9	53.4%

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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 Friday, January 24, 2025. Next yearly data release is TBD.

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

BROWARD
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Boca Raton

Palm Beach
Broward

CR 798

Water Conservation Area 2A

Parkland

US 441

Deerfield Beach

Deerfield Beach

Hillsboro Beach

FL A1A

Lighthouse Point

Coconut Creek

FL 834

Coral Springs

FL 869 Toll

38B

38

Pompano Beach

CR 814

Margate

Pompano Beach

US 441

Tamarac

North Lauderdale

Lauderdale-by-the-Sea

Water Conservation Area 2B

Sunrise

Lauderdale Lakes

Oakland Park

Wilton Manors

US 27

Lauderhill

Plantation

FL 842

Fort Lauderdale

FL 84

Weston

Saints Airfield

Davie

I-595

Broadview Park

Fort Lauderdale

FL 869 Toll

Southwest Ranches

FL 818

Dania Beach

Cooper City

FL 848

US 27

Pembroke Pines

FL 820

FL 822

Hollywood

North Perry Airport

Miramar

I-195

Hallandale Beach

West Park

Pembroke Park

Broward
Miami-Dade

FL A1A

Opa Locka West Airport

FL 817

I-75

Opa-locka Executive Airport

FL 826

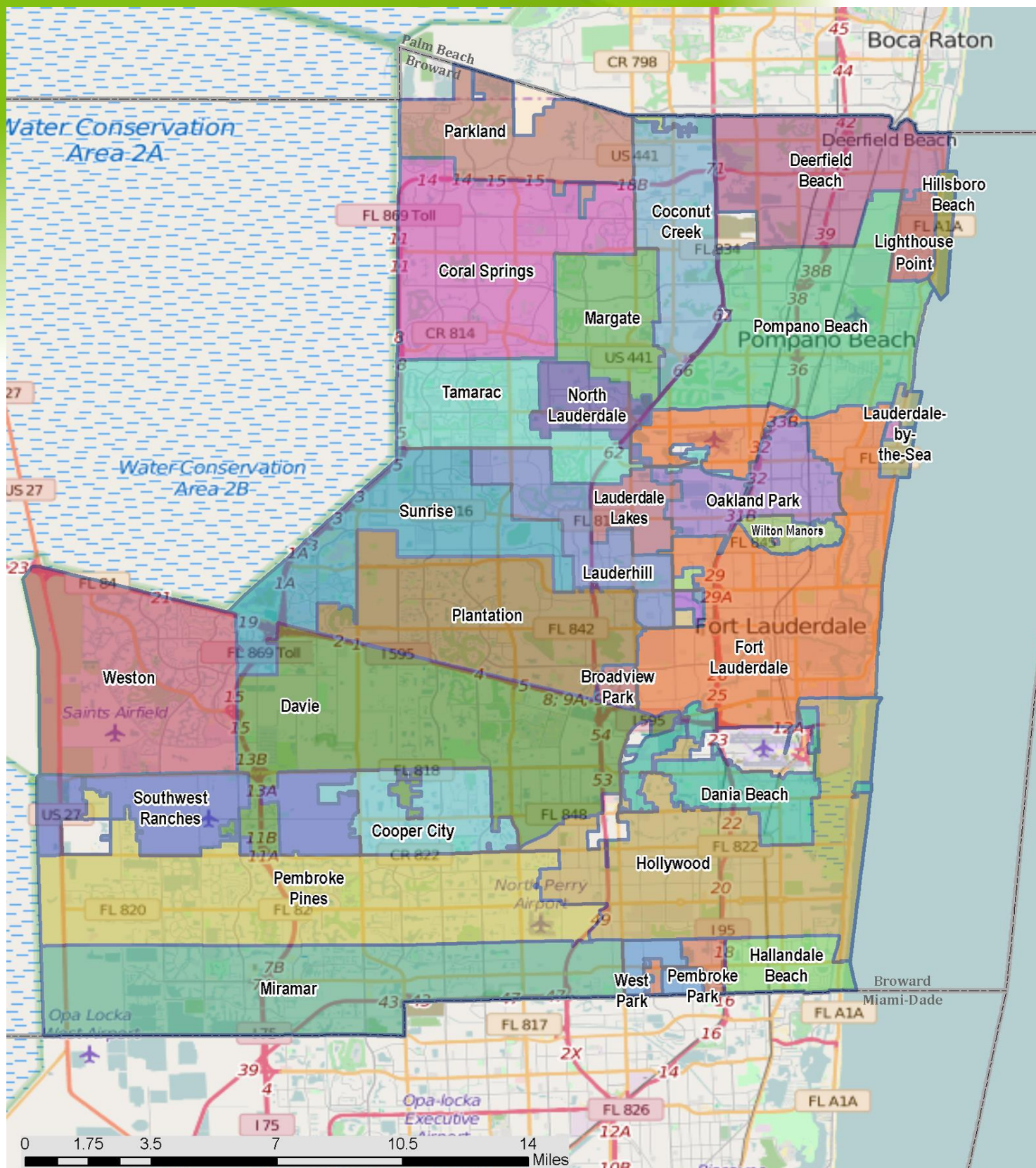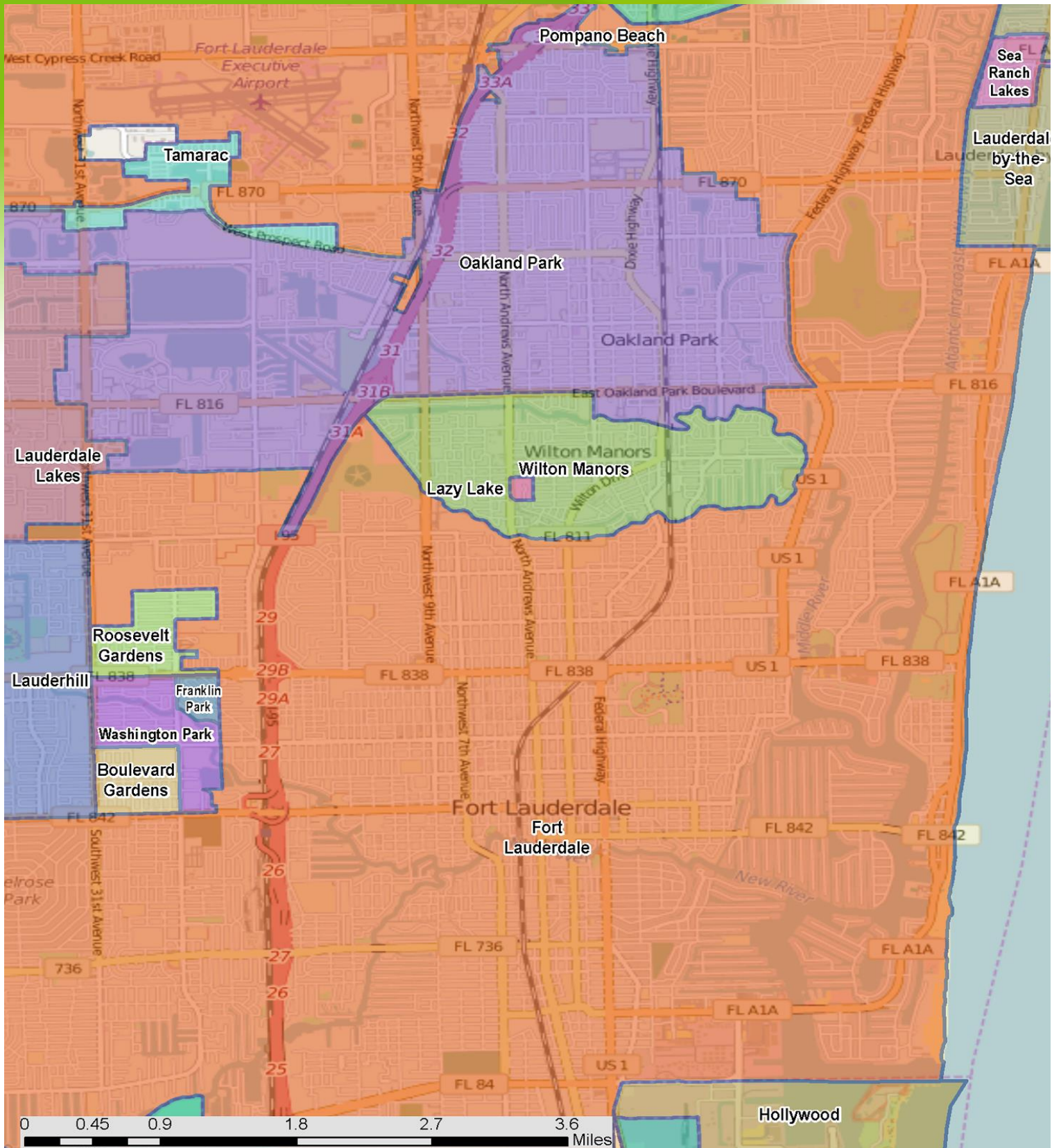FL A1A

Biscayne

| 0 | 1.75 | 3.5 | 7 | 10.5 | 14 |

Miles

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BROWARD
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West Cypress Creek Road

Fort Lauderdale Executive Airport

Pompano Beach

Sea Ranch Lakes

Lauderdale by-the-Sea

Tamarac

FL 870

West Prospect Road

FL 870

Oakland Park

Dixie Highway

Federal Highway

FL 816

North Andrews Avenue

Oakland Park

FL 816

East Oakland Park Boulevard

FL 816

Lauderdale Lakes

Wilton Manors

Wilton Manors

Lazy Lake

Wilton Dr

US 1

FL 811

FL A1A

US 1

FL A1A

Northwest 9th Avenue

North Andrews Avenue

Middle River

Roosevelt Gardens

Lauderhill

FL 838

Franklin Park

Northwest 7th Avenue

FL 838

FL 838

US 1

FL 838

Washington Park

Federal Highway

Boulevard Gardens

FL 842

Fort Lauderdale

Southwest 31st Avenue

Fort Lauderdale

FL 842

FL 842

New River

Melrose Park

FL 736

FL A1A

FL A1A

FL A1A

US 1

FL 84

Hollywood

0   0.45   0.9   1.8   2.7   3.6
Miles

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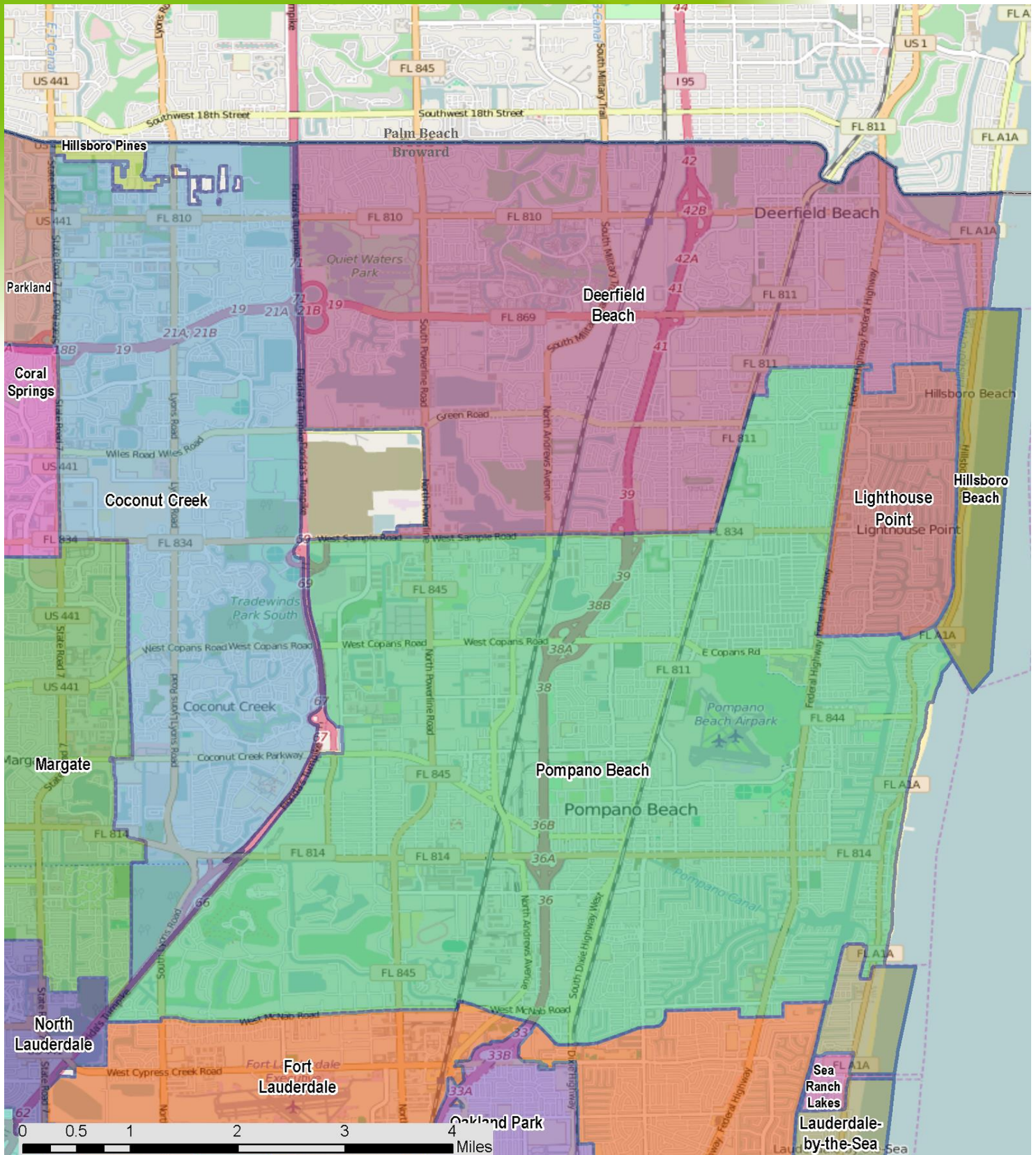
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Broward County Local Residential Market Metrics - 2024
Reference Map - Northeast Broward
Municipalities and Census-Designated Places*

BROWARD
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Hillsboro Pines

Palm Beach
Broward

Deerfield Beach

Deerfield
Beach

Parkland

Quiet Waters
Park

Coral
Springs

Green Road

Hillsboro Beach

Lighthouse
Point

Hillsboro
Beach

Coconut Creek

Lighthouse Point

West Sample Road   West Sample Road

Tradewinds
Park South

West Copans Road West Copans Road   West Copans Road   West Copans Road

Pompano
Beach Airpark

Coconut Creek

E Copans Rd

Margate

Pompano Beach

Coconut Creek Parkway

Pompano Beach

Pompano Canal

North
Lauderdale

West McNab Road

Fort Lauderdale

Fort
Lauderdale

West Cypress Creek Road

Sea
Ranch
Lakes

Oakland Park

Lauderdale-
by-the-Sea

0   0.5   1   2   3   4
Miles