

Broward County Local Residential Market Metrics - Q4 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	2,636	-17.3%	1,329	-22.5%	\$280,000	1.8%	\$371,889	0.8%
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)	90	-42.3%	35	-57.8%	\$245,500	-1.8%	\$269,947	5.8%
Cooper City (City)	23	53.3%	6	-14.3%	\$445,000	-5.3%	\$464,065	-0.5%
Coral Springs (City)	109	-7.6%	41	-19.6%	\$240,000	-5.9%	\$269,969	-11.9%
Dania Beach (City)	34	-12.8%	17	-5.6%	\$324,500	19.5%	\$355,612	15.6%
Davie (Town)	103	10.8%	38	0.0%	\$279,000	-10.3%	\$308,797	-2.3%
Deerfield Beach (City)	172	-19.6%	91	-22.9%	\$235,000	6.3%	\$268,437	-3.7%
Fort Lauderdale (City)	352	-4.1%	216	-8.9%	\$405,000	-11.9%	\$638,417	-17.2%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	160	-12.6%	112	-5.1%	\$280,000	-11.1%	\$456,646	28.0%
Hillsboro Beach (Town)	13	8.3%	8	-11.1%	\$570,000	5.6%	\$668,154	-21.6%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	195	-18.8%	118	-18.6%	\$342,500	24.5%	\$427,731	11.4%
Lauderdale Lakes (City)	43	-35.8%	22	-21.4%	\$119,000	-4.8%	\$145,051	-1.1%
Lauderdale-by-the-Sea (Town)	37	12.1%	25	-13.8%	\$515,000	20.0%	\$666,671	2.3%
Lauderhill (City)	102	-33.3%	58	-34.8%	\$143,500	-7.4%	\$168,733	-8.1%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	17	-41.4%	9	-59.1%	\$220,000	-8.3%	\$288,235	-2.3%
Margate (City)	104	-17.5%	41	-22.6%	\$165,000	-5.7%	\$205,739	-0.3%
Miramar (City)	89	41.3%	27	50.0%	\$400,000	2.6%	\$400,577	0.9%
North Lauderdale (City)	32	-11.1%	7	-41.7%	\$259,000	-12.4%	\$256,847	-4.7%
Oakland Park (City)	65	-38.7%	31	-35.4%	\$202,500	-10.8%	\$263,612	-7.6%
Parkland (City)	14	-6.7%	3	-57.1%	\$579,000	2.5%	\$558,189	-2.0%
Pembroke Park (Town)	2	-50.0%	0	-100.0%	\$355,000	63.2%	\$355,000	73.2%
Pembroke Pines (City)	191	-17.3%	88	-29.0%	\$271,999	2.6%	\$301,132	-0.7%
Plantation (City)	95	-7.8%	30	-11.8%	\$330,000	17.9%	\$347,506	14.3%
Pompano Beach (City)	220	-19.4%	125	-30.6%	\$300,000	-10.7%	\$432,248	-4.6%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	0	-100.0%	0	-100.0%	(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)	119	-35.3%	65	-24.4%	\$197,500	-8.6%	\$228,449	-11.4%
Tamarac (City)	160	-27.6%	68	-35.2%	\$213,950	-2.8%	\$241,959	4.1%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	6	N/A	2	N/A	\$437,495	N/A	\$409,645	N/A
Weston (City)	59	-1.7%	28	3.7%	\$442,500	15.1%	\$452,486	6.6%
Wilton Manors (City)	28	-20.0%	16	-5.9%	\$267,500	-32.7%	\$328,783	-27.9%

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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	\$980.3 Million	-16.6%	93.3%	-2.7%	66 Days	94.1%	5,892	5.1%
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)	\$24.3 Million	-39.0%	92.9%	-3.4%	55 Days	89.7%	232	5.5%
Cooper City (City)	\$10.7 Million	52.6%	96.7%	-1.5%	36 Days	157.1%	25	25.0%
Coral Springs (City)	\$29.4 Million	-18.6%	94.4%	-2.8%	50 Days	177.8%	186	-3.1%
Dania Beach (City)	\$12.1 Million	0.8%	90.9%	-5.5%	68 Days	78.9%	88	23.9%
Davie (Town)	\$31.8 Million	8.2%	94.0%	-4.3%	57 Days	235.3%	158	16.2%
Deerfield Beach (City)	\$46.2 Million	-22.6%	93.2%	-1.6%	61 Days	117.9%	460	24.0%
Fort Lauderdale (City)	\$224.7 Million	-20.6%	91.9%	-2.9%	83 Days	80.4%	864	6.0%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$73.1 Million	11.9%	90.9%	-2.7%	97 Days	54.0%	472	10.8%
Hillsboro Beach (Town)	\$8.7 Million	-15.0%	89.6%	-3.2%	66 Days	83.3%	41	0.0%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$83.4 Million	-9.5%	91.4%	-3.4%	79 Days	51.9%	481	4.3%
Lauderdale Lakes (City)	\$6.2 Million	-36.5%	92.9%	-2.9%	77 Days	11.6%	171	4.3%
Lauderdale-by-the-Sea (Town)	\$24.7 Million	14.6%	90.2%	-5.3%	89 Days	287.0%	61	-22.8%
Lauderhill (City)	\$17.2 Million	-38.7%	92.0%	-4.9%	87 Days	135.1%	274	0.4%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$4.9 Million	-42.7%	92.5%	-1.4%	42 Days	-19.2%	28	-17.6%
Margate (City)	\$21.4 Million	-17.7%	93.9%	-2.1%	49 Days	28.9%	193	-4.5%
Miramar (City)	\$35.7 Million	42.5%	96.8%	-1.8%	49 Days	172.2%	119	14.4%
North Lauderdale (City)	\$8.2 Million	-15.2%	96.0%	-4.0%	65 Days	182.6%	58	7.4%
Oakland Park (City)	\$17.1 Million	-43.4%	93.5%	-3.1%	87 Days	234.6%	125	-24.2%
Parkland (City)	\$7.8 Million	-8.5%	93.5%	-3.6%	71 Days	273.7%	20	17.6%
Pembroke Park (Town)	\$710,000	-13.4%	94.7%	4.9%	14 Days	-88.2%	5	0.0%
Pembroke Pines (City)	\$57.5 Million	-17.9%	95.1%	-1.9%	48 Days	100.0%	423	10.2%
Plantation (City)	\$33.0 Million	5.4%	96.0%	-1.4%	36 Days	71.4%	200	11.1%
Pompano Beach (City)	\$95.1 Million	-23.1%	91.9%	-2.4%	74 Days	64.4%	531	7.5%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Sea Ranch Lakes (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	5	66.7%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$27.2 Million	-42.7%	92.8%	-3.8%	74 Days	124.2%	306	7.0%
Tamarac (City)	\$38.7 Million	-24.6%	94.3%	-2.4%	59 Days	68.6%	261	-11.8%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$2.5 Million	N/A	100.0%	N/A	17 Days	N/A	4	300.0%
Weston (City)	\$26.7 Million	4.8%	96.6%	-0.8%	40 Days	110.5%	78	4.0%
Wilton Manors (City)	\$9.2 Million	-42.3%	92.7%	-4.2%	72 Days	132.3%	52	8.3%

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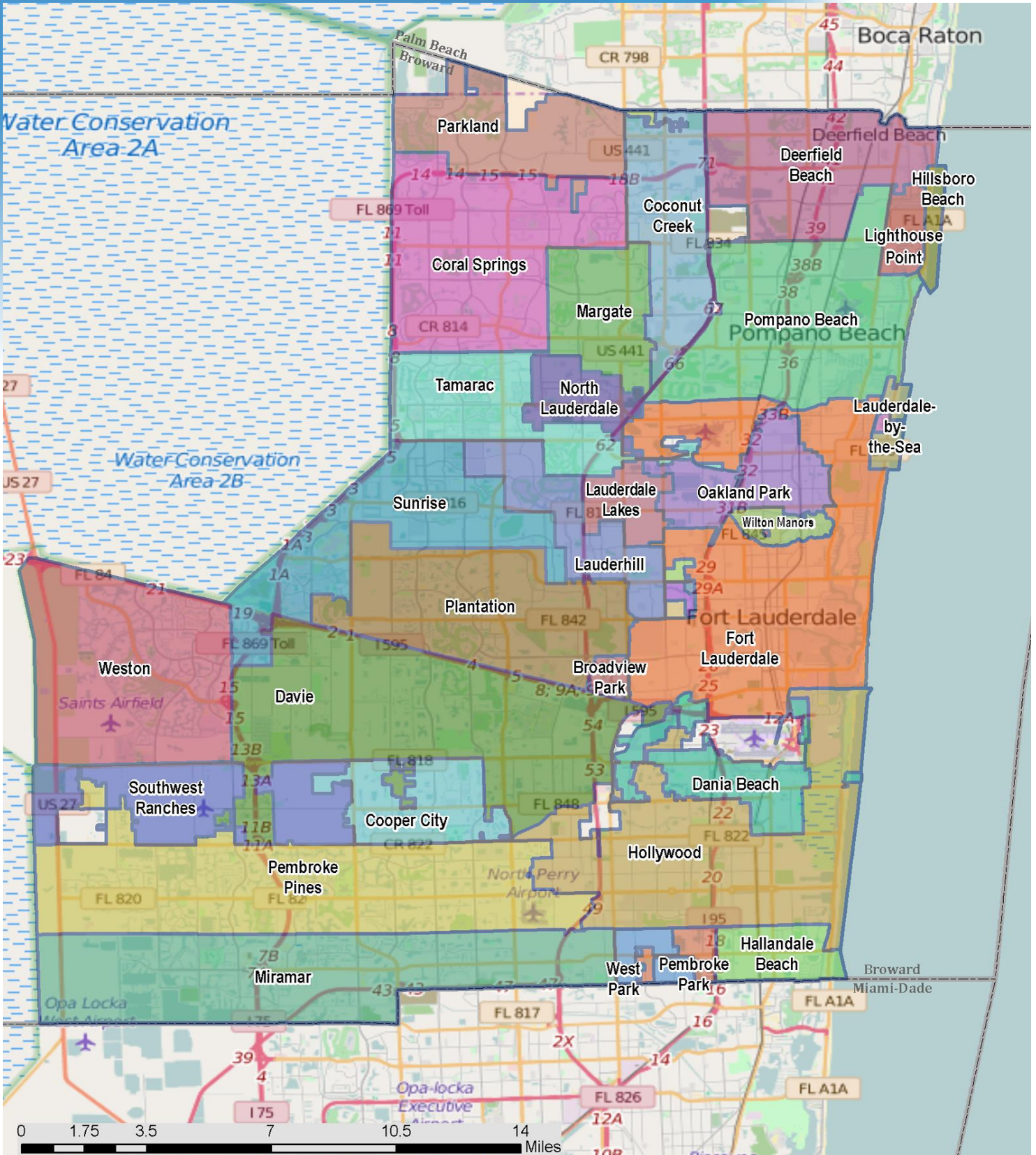
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	2,629	-19.4%	1,036	-30.9%	10,239	61.9%	9.8	84.9%
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	113	-21.5%	57	0.0%	365	83.4%	9.3	151.4%
Cooper City (City)	23	53.3%	8	0.0%	16	300.0%	2.7	285.7%
Coral Springs (City)	98	-24.6%	35	-48.5%	301	106.2%	7.9	139.4%
Dania Beach (City)	39	8.3%	15	-11.8%	149	122.4%	9.7	125.6%
Davie (Town)	99	13.8%	32	-3.0%	224	128.6%	5.9	136.0%
Deerfield Beach (City)	172	-16.9%	73	-24.7%	699	93.1%	9.2	130.0%
Fort Lauderdale (City)	346	-5.7%	140	-19.5%	1,638	43.9%	12.1	59.2%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	135	-27.8%	45	-43.0%	982	58.1%	16.9	108.6%
Hillsboro Beach (Town)	14	-12.5%	7	-22.2%	83	56.6%	13.8	81.6%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	176	-29.9%	55	-57.4%	1,003	45.6%	12.7	51.2%
Lauderdale Lakes (City)	57	-32.1%	29	-38.3%	307	72.5%	14.6	128.1%
Lauderdale-by-the-Sea (Town)	36	-2.7%	26	18.2%	113	10.8%	7.2	0.0%
Lauderhill (City)	120	-25.0%	68	-26.1%	536	39.9%	13.5	90.1%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	14	-48.1%	3	-76.9%	59	37.2%	7.3	52.1%
Margate (City)	106	-23.7%	38	-30.9%	302	56.5%	7.7	67.4%
Miramar (City)	86	24.6%	29	-9.4%	153	121.7%	5.8	114.8%
North Lauderdale (City)	31	-27.9%	11	-54.2%	88	114.6%	6.6	127.6%
Oakland Park (City)	66	-29.8%	25	-35.9%	218	35.4%	8.0	56.9%
Parkland (City)	18	38.5%	8	100.0%	17	41.7%	4.6	64.3%
Pembroke Park (Town)	1	-83.3%	0	-100.0%	8	100.0%	12.0	445.5%
Pembroke Pines (City)	186	-19.8%	59	-42.7%	604	79.2%	7.7	108.1%
Plantation (City)	98	-18.3%	45	-13.5%	280	81.8%	7.0	100.0%
Pompano Beach (City)	223	-26.2%	92	-32.4%	905	61.6%	9.8	78.2%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	1	N/A	0.0	N/A
Sea Ranch Lakes (Village)	3	50.0%	3	N/A	6	200.0%	24.0	500.0%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	137	-27.9%	56	-38.5%	581	65.1%	10.2	104.0%
Tamarac (City)	151	-30.1%	61	-39.6%	449	66.9%	7.3	102.8%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	3	200.0%	0	-100.0%	1	N/A	1.3	N/A
Weston (City)	59	3.5%	19	-20.8%	95	97.9%	5.1	104.0%
Wilton Manors (City)	25	-21.9%	7	-36.4%	66	83.3%	5.2	85.7%

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Reference Map - Countywide

Municipalities and Census-Designated Places*

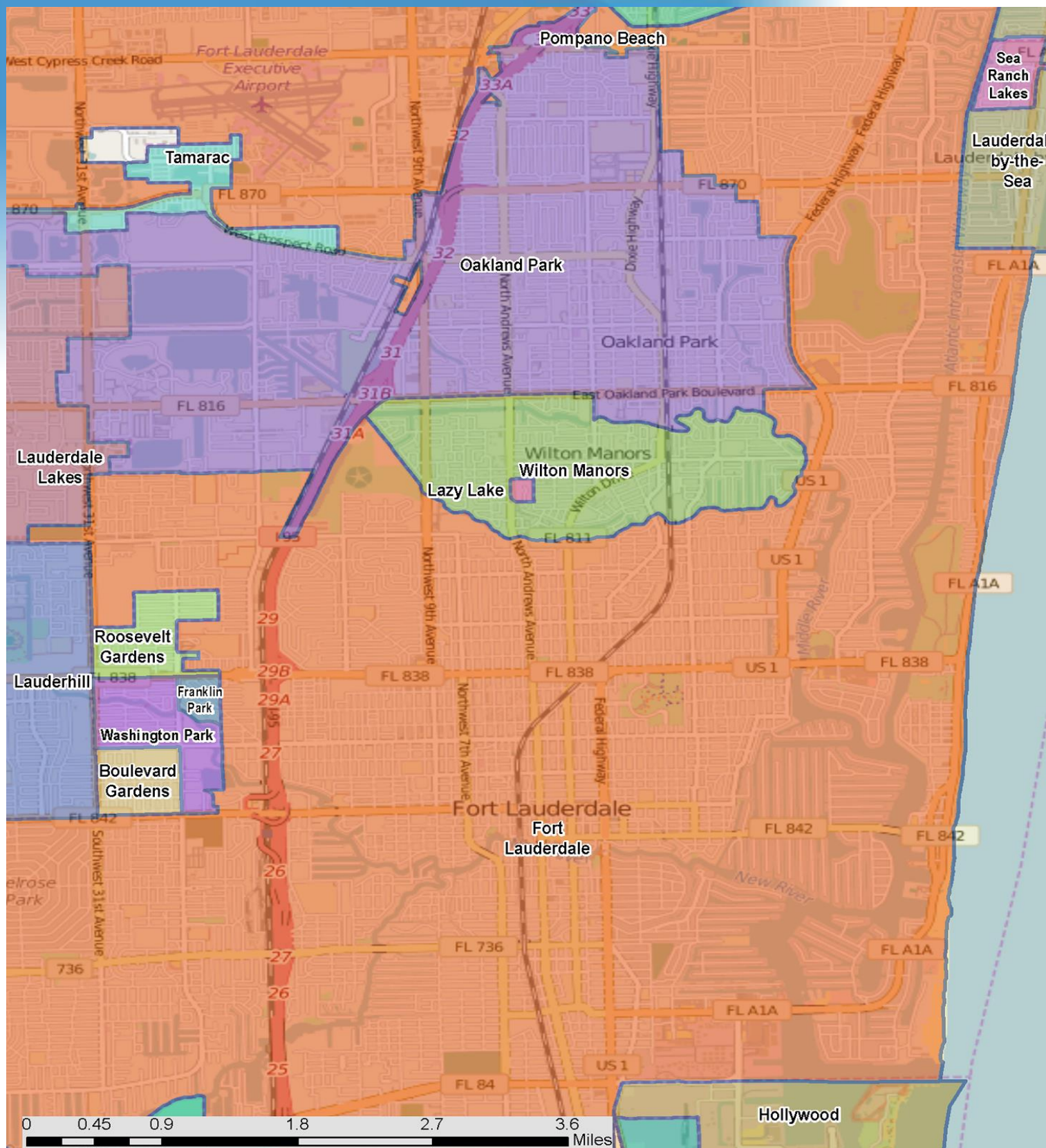


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Reference Map - East Central Broward

Municipalities and Census-Designated Places*

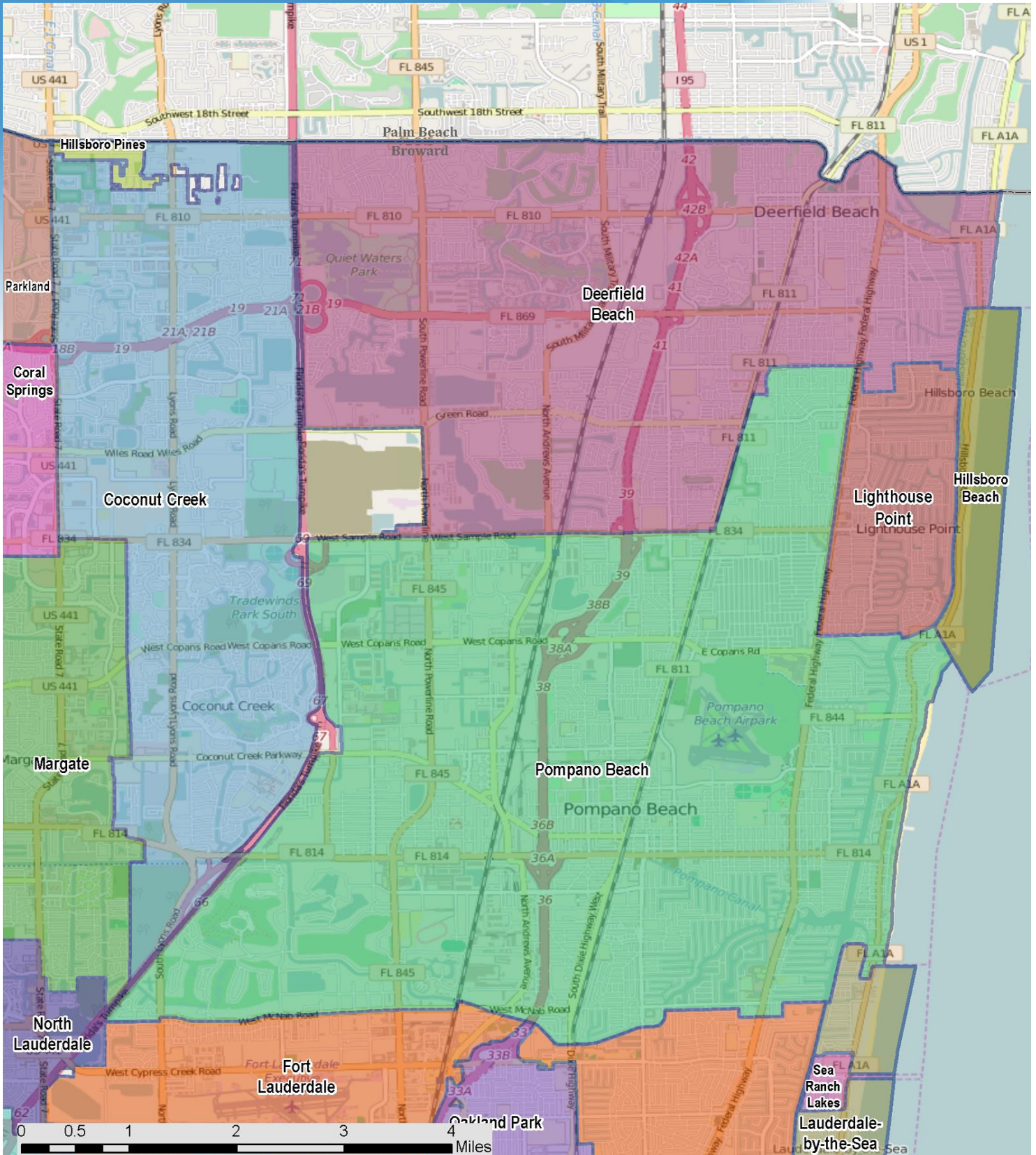


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Reference Map - Northeast Broward

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