

# Broward County Local Residential Market Metrics - Q1 2025

## 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	2,629	0.3%	681	-7.6%	\$630,000	4.1%	\$866,231	2.6%
Boulevard Gardens (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	11	266.7%	1	N/A	\$508,000	-5.9%	\$489,818	-8.0%
Coconut Creek (City)	58	1.8%	9	-30.8%	\$575,000	-0.9%	\$638,935	5.2%
Cooper City (City)	76	20.6%	22	69.2%	\$750,000	11.9%	\$845,073	12.0%
Coral Springs (City)	197	10.1%	44	46.7%	\$690,000	0.4%	\$716,949	1.7%
Dania Beach (City)	33	26.9%	13	116.7%	\$559,500	-4.4%	\$609,807	-14.2%
Davie (Town)	129	18.3%	22	-26.7%	\$760,000	-8.9%	\$1,093,871	6.5%
Deerfield Beach (City)	84	6.3%	25	-3.8%	\$570,000	8.6%	\$694,469	4.6%
Fort Lauderdale (City)	332	-7.0%	129	-11.6%	\$800,500	12.0%	\$1,650,402	21.6%
Franklin Park (CDP)	1	-50.0%	0	N/A	\$294,000	-17.8%	\$294,000	-17.8%
Hallandale Beach (City)	16	33.3%	8	33.3%	\$502,500	-8.6%	\$812,744	-55.6%
Hillsboro Beach (Town)	2	100.0%	2	100.0%	\$15,250,000	-17.1%	\$15,250,000	-17.1%
Hillsboro Pines (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	215	-5.3%	67	1.5%	\$550,000	0.1%	\$619,337	-15.9%
Lauderdale Lakes (City)	25	-7.4%	5	25.0%	\$410,000	-8.7%	\$410,541	-8.5%
Lauderdale-by-the-Sea (Town)	10	-16.7%	7	-22.2%	\$1,080,938	-2.6%	\$1,136,388	-12.7%
Lauderhill (City)	72	5.9%	15	7.1%	\$449,000	5.3%	\$451,443	5.0%
Lazy Lake (Village)	2	N/A	2	N/A	\$1,005,000	N/A	\$1,005,000	N/A
Lighthouse Point (City)	40	21.2%	26	30.0%	\$1,100,000	-19.4%	\$1,557,239	-12.8%
Margate (City)	78	-18.8%	6	-50.0%	\$465,000	2.4%	\$467,806	1.4%
Miramar (City)	151	0.0%	24	14.3%	\$645,000	15.2%	\$688,143	0.3%
North Lauderdale (City)	35	-23.9%	5	-61.5%	\$407,000	-3.1%	\$405,609	1.4%
Oakland Park (City)	76	-6.2%	16	-46.7%	\$506,250	-9.9%	\$555,526	-5.7%
Parkland (City)	88	-11.1%	25	-37.5%	\$1,160,000	13.2%	\$1,242,070	3.6%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	207	9.5%	32	6.7%	\$650,000	1.6%	\$685,598	1.5%
Plantation (City)	141	-1.4%	32	-30.4%	\$700,000	6.1%	\$835,187	2.9%
Pompano Beach (City)	130	-5.8%	49	2.1%	\$495,000	12.5%	\$704,807	8.6%
Roosevelt Gardens (CDP)	2	-50.0%	0	-100.0%	\$468,950	37.9%	\$468,950	52.6%
Sea Ranch Lakes (Village)	1	-66.7%	0	-100.0%	\$2,875,000	43.8%	\$2,875,000	44.4%
Southwest Ranches (Town)	17	-22.7%	8	-20.0%	\$1,825,000	13.0%	\$2,424,588	-5.4%
Sunrise (City)	104	2.0%	12	-25.0%	\$529,900	4.4%	\$539,915	8.2%
Tamarac (City)	128	10.3%	20	0.0%	\$412,500	0.6%	\$428,245	-5.1%
Washington Park (CDP)	4	33.3%	1	N/A	\$397,500	-24.3%	\$421,250	-6.4%
West Park (City)	29	38.1%	5	25.0%	\$450,000	9.8%	\$433,827	5.9%
Weston (City)	105	-12.5%	34	-20.9%	\$915,000	1.3%	\$1,078,109	-9.0%
Wilton Manors (City)	39	0.0%	16	-5.9%	\$770,000	0.3%	\$850,922	-5.6%

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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.
<b>Broward County</b>	<b>\$2.3 Billion</b>	<b>2.8%</b>	<b>95.1%</b>	<b>-0.9%</b>	<b>52 Days</b>	<b>30.0%</b>	<b>5,318</b>	<b>9.8%</b>
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	8	-20.0%
Broadview Park (CDP)	\$5.4 Million	237.4%	96.4%	-3.6%	45 Days	-19.6%	11	-8.3%
Coconut Creek (City)	\$37.1 Million	7.1%	95.6%	-0.5%	61 Days	13.0%	107	0.0%
Cooper City (City)	\$64.2 Million	35.1%	94.4%	-1.8%	53 Days	23.3%	131	22.4%
Coral Springs (City)	\$141.2 Million	12.0%	95.7%	-0.9%	53 Days	26.2%	383	13.6%
Dania Beach (City)	\$20.1 Million	8.9%	94.6%	-3.7%	69 Days	109.1%	107	46.6%
Davie (Town)	\$141.1 Million	26.1%	94.7%	-0.5%	42 Days	10.5%	221	26.3%
Deerfield Beach (City)	\$58.3 Million	11.2%	94.5%	-3.0%	55 Days	120.0%	174	10.1%
Fort Lauderdale (City)	\$547.9 Million	13.1%	93.6%	-0.2%	60 Days	3.4%	741	6.8%
Franklin Park (CDP)	\$294,000	-58.9%	93.4%	-3.9%	34 Days	0.0%	2	0.0%
Hallandale Beach (City)	\$13.0 Million	-40.8%	91.4%	2.0%	55 Days	3.8%	50	28.2%
Hillsboro Beach (Town)	\$30.5 Million	65.8%	100.3%	18.3%	337 Days	311.0%	5	N/A
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	-33.3%
Hollywood (City)	\$133.2 Million	-20.3%	94.1%	-1.3%	54 Days	38.5%	519	10.0%
Lauderdale Lakes (City)	\$10.3 Million	-15.3%	97.0%	-1.8%	33 Days	-45.9%	33	-31.3%
Lauderdale-by-the-Sea (Town)	\$11.4 Million	-27.2%	95.4%	4.1%	47 Days	56.7%	21	5.0%
Lauderhill (City)	\$32.5 Million	11.1%	94.8%	-3.1%	40 Days	-18.4%	118	12.4%
Lazy Lake (Village)	\$2.0 Million	N/A	79.2%	N/A	187 Days	N/A	1	N/A
Lighthouse Point (City)	\$62.3 Million	5.7%	92.2%	3.6%	68 Days	17.2%	78	4.0%
Margate (City)	\$36.5 Million	-17.6%	96.9%	0.1%	40 Days	2.6%	154	-10.5%
Miramar (City)	\$103.9 Million	0.3%	96.6%	-0.8%	46 Days	39.4%	335	21.8%
North Lauderdale (City)	\$14.2 Million	-22.9%	98.0%	0.5%	39 Days	25.8%	72	20.0%
Oakland Park (City)	\$42.2 Million	-11.5%	95.3%	0.1%	62 Days	72.2%	180	5.9%
Parkland (City)	\$109.3 Million	-7.9%	94.0%	-0.7%	72 Days	30.9%	170	-8.6%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Pembroke Pines (City)	\$141.9 Million	11.2%	96.8%	-0.1%	42 Days	55.6%	387	27.3%
Plantation (City)	\$117.8 Million	1.4%	96.2%	-0.1%	55 Days	71.9%	240	-11.4%
Pompano Beach (City)	\$91.6 Million	2.4%	92.4%	-2.8%	59 Days	63.9%	282	18.0%
Roosevelt Gardens (CDP)	\$937,900	-23.7%	100.4%	0.9%	35 Days	-43.5%	9	-10.0%
Sea Ranch Lakes (Village)	\$2.9 Million	-51.9%	90.0%	-12.3%	284 Days	1320.0%	6	-25.0%
Southwest Ranches (Town)	\$41.2 Million	-26.9%	91.3%	-3.3%	84 Days	44.8%	49	14.0%
Sunrise (City)	\$56.2 Million	10.3%	96.9%	-0.9%	40 Days	48.1%	171	3.0%
Tamarac (City)	\$54.8 Million	4.8%	96.2%	-0.7%	60 Days	46.3%	230	23.0%
Washington Park (CDP)	\$1.7 Million	24.8%	95.3%	5.9%	39 Days	-69.8%	21	75.0%
West Park (City)	\$12.6 Million	46.2%	97.0%	-0.2%	44 Days	-4.3%	52	40.5%
Weston (City)	\$113.2 Million	-20.4%	94.5%	-1.9%	49 Days	40.0%	210	2.9%
Wilton Manors (City)	\$33.2 Million	-5.6%	90.8%	-2.4%	70 Days	18.6%	93	6.9%

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## Single-Family Homes

### Municipalities and Census-Designated Places\*



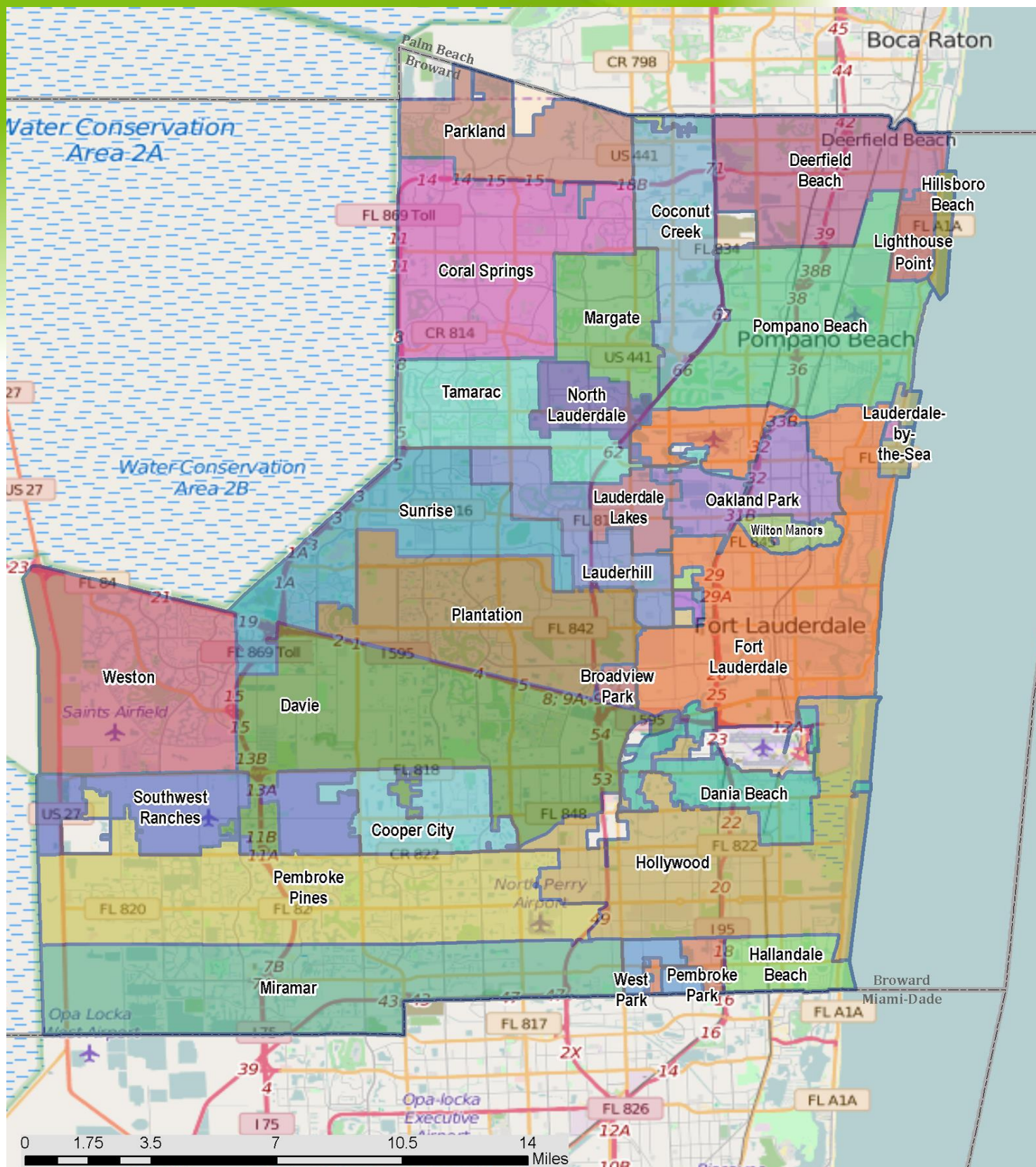
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	3,335	-6.9%	1,611	-9.6%	5,482	36.8%	5.4	38.5%
Boulevard Gardens (CDP)	2	-33.3%	1	-50.0%	12	-7.7%	6.9	-20.7%
Broadview Park (CDP)	9	0.0%	3	-57.1%	9	80.0%	2.3	35.3%
Coconut Creek (City)	76	-8.4%	36	-7.7%	84	18.3%	3.5	6.1%
Cooper City (City)	88	-12.0%	29	-43.1%	104	50.7%	3.8	22.6%
Coral Springs (City)	269	2.3%	125	5.0%	312	35.1%	4.1	28.1%
Dania Beach (City)	43	22.9%	18	-5.3%	117	53.9%	9.3	38.8%
Davie (Town)	136	-6.2%	58	-25.6%	207	58.0%	4.6	64.3%
Deerfield Beach (City)	122	6.1%	66	-1.5%	154	24.2%	4.3	19.4%
Fort Lauderdale (City)	417	-12.2%	231	-1.3%	957	21.1%	7.7	22.2%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	4	100.0%	12.0	150.0%
Hallandale Beach (City)	17	-10.5%	10	0.0%	75	44.2%	12.0	29.0%
Hillsboro Beach (Town)	3	50.0%	1	0.0%	6	100.0%	14.4	-60.0%
Hillsboro Pines (CDP)	0	-100.0%	0	-100.0%	3	0.0%	7.2	-20.0%
Hollywood (City)	284	-0.7%	144	0.0%	633	35.3%	7.4	34.5%
Lauderdale Lakes (City)	19	-40.6%	10	-56.5%	43	59.3%	4.0	42.9%
Lauderdale-by-the-Sea (Town)	11	-8.3%	2	-50.0%	42	20.0%	13.6	-9.3%
Lauderhill (City)	94	-4.1%	50	0.0%	94	32.4%	3.8	31.0%
Lazy Lake (Village)	0	N/A	0	N/A	1	N/A	6.0	N/A
Lighthouse Point (City)	53	23.3%	23	9.5%	106	14.0%	8.2	12.3%
Margate (City)	111	-19.0%	54	-16.9%	133	18.8%	4.1	28.1%
Miramar (City)	217	2.4%	116	7.4%	313	72.0%	5.3	65.6%
North Lauderdale (City)	52	-18.8%	31	6.9%	50	35.1%	3.7	76.2%
Oakland Park (City)	96	-7.7%	38	-19.1%	209	51.4%	6.7	52.3%
Parkland (City)	115	-21.8%	57	-31.3%	176	32.3%	4.2	40.0%
Pembroke Park (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Pembroke Pines (City)	252	0.4%	109	-4.4%	320	89.3%	4.1	78.3%
Plantation (City)	168	-11.6%	73	-14.1%	243	22.7%	4.4	22.2%
Pompano Beach (City)	154	-15.8%	81	-13.8%	338	38.5%	6.8	41.7%
Roosevelt Gardens (CDP)	3	-50.0%	1	-66.7%	8	14.3%	5.3	39.5%
Sea Ranch Lakes (Village)	0	-100.0%	0	-100.0%	10	42.9%	10.9	67.7%
Southwest Ranches (Town)	23	-23.3%	11	-38.9%	78	21.9%	9.6	15.7%
Sunrise (City)	135	-6.9%	66	-9.6%	121	27.4%	3.0	42.9%
Tamarac (City)	153	3.4%	68	-15.0%	218	56.8%	4.8	71.4%
Washington Park (CDP)	5	-44.4%	5	-37.5%	23	109.1%	10.6	68.3%
West Park (City)	51	70.0%	31	63.2%	31	-11.4%	3.0	-16.7%
Weston (City)	123	-25.9%	71	-17.4%	192	46.6%	4.4	57.1%
Wilton Manors (City)	52	10.6%	24	14.3%	121	24.7%	9.5	30.1%

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## Reference Map - Countywide

### Municipalities and Census-Designated Places\*

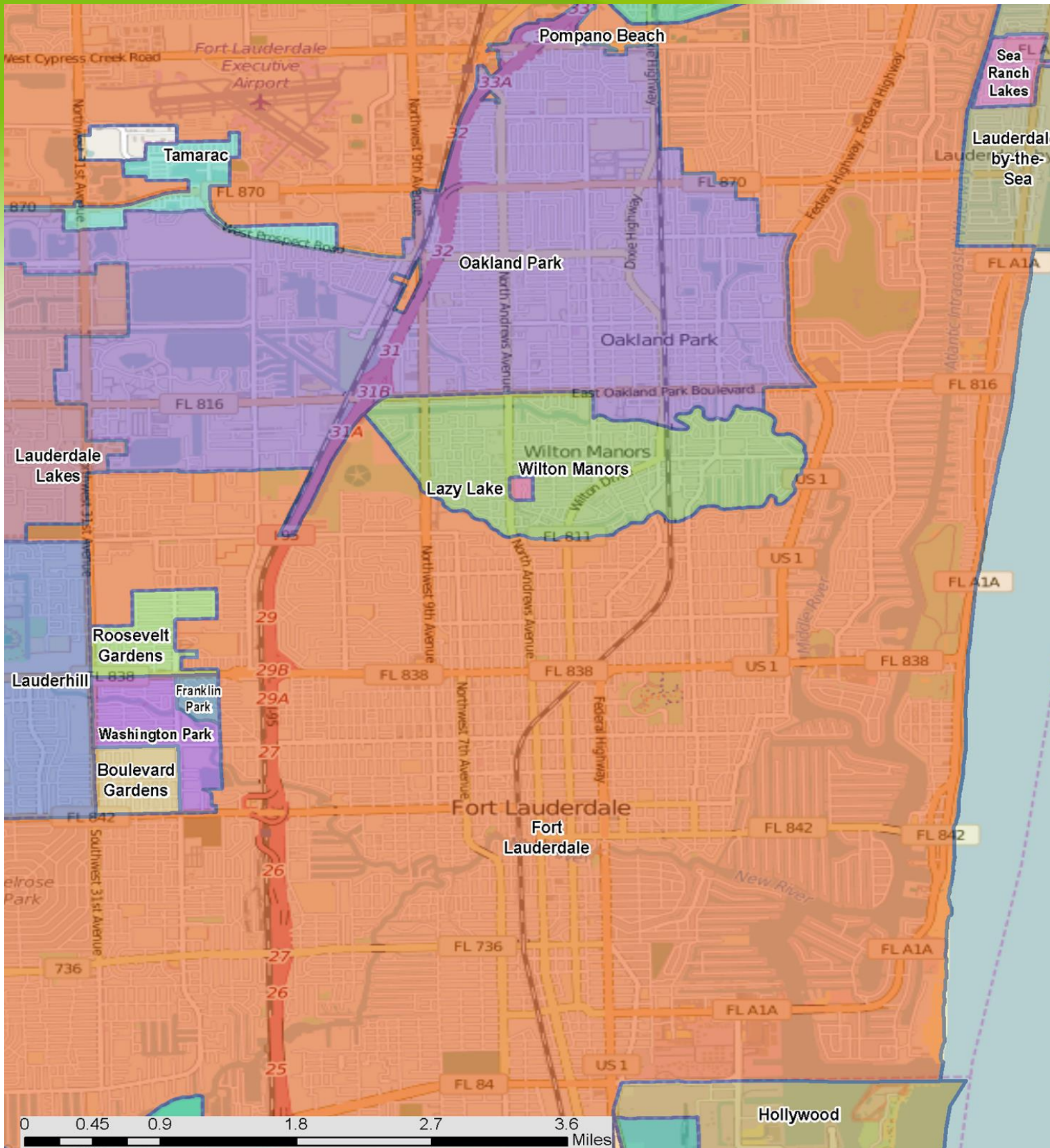


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## Reference Map - East Central Broward

### Municipalities and Census-Designated Places\*

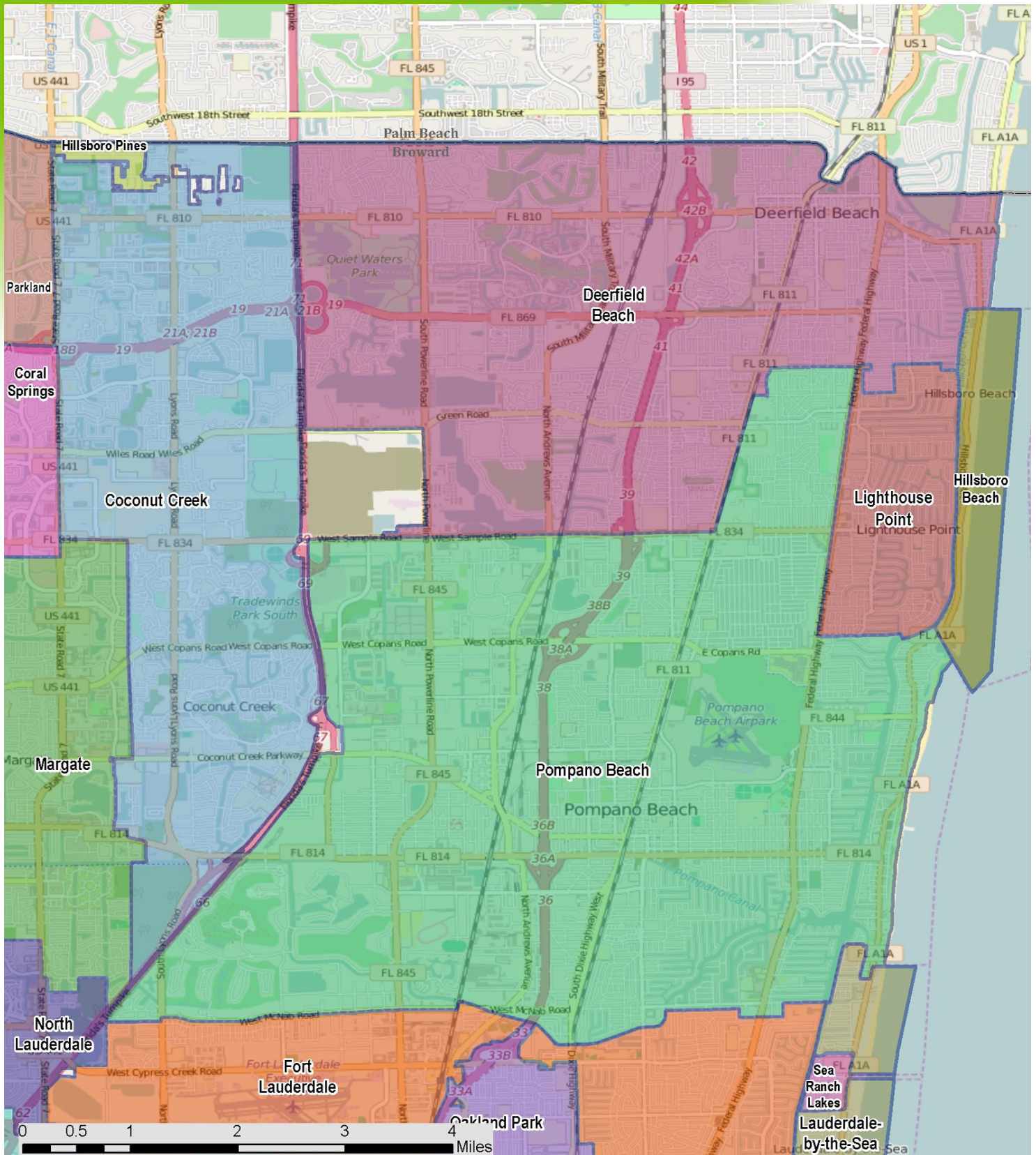


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## Reference Map - Northeast Broward

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