

# Broward County Local Residential Market Metrics - Q1 2025

## 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                        | 2,615        | -13.9%     | 1,425                     | -17.9%     | \$275,000         | -3.5%      | \$369,691          | 0.0%       |
| 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)                  | 109          | -6.0%      | 60                        | 3.4%       | \$210,000         | -16.0%     | \$238,869          | -11.9%     |
| Cooper City (City)                    | 19           | 5.6%       | 7                         | 133.3%     | \$465,000         | 2.9%       | \$462,895          | 1.4%       |
| Coral Springs (City)                  | 65           | -36.3%     | 26                        | -38.1%     | \$225,000         | -12.1%     | \$248,503          | -15.2%     |
| Dania Beach (City)                    | 33           | -25.0%     | 17                        | -29.2%     | \$245,000         | -7.1%      | \$300,879          | 5.3%       |
| Davie (Town)                          | 81           | -3.6%      | 30                        | 7.1%       | \$275,950         | -17.6%     | \$336,836          | -0.8%      |
| Deerfield Beach (City)                | 174          | -21.3%     | 115                       | -17.3%     | \$199,000         | -7.4%      | \$256,233          | -1.7%      |
| Fort Lauderdale (City)                | 404          | -2.7%      | 263                       | -4.4%      | \$436,250         | -6.2%      | \$667,457          | -2.9%      |
| Franklin Park (CDP)                   | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Hallandale Beach (City)               | 146          | -14.1%     | 107                       | -13.0%     | \$270,000         | -5.3%      | \$387,689          | -1.8%      |
| Hillsboro Beach (Town)                | 22           | -8.3%      | 20                        | 5.3%       | \$499,000         | 0.3%       | \$683,477          | 21.8%      |
| Hillsboro Pines (CDP)                 | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Hollywood (City)                      | 192          | -21.6%     | 110                       | -34.9%     | \$330,000         | 0.6%       | \$384,079          | -2.2%      |
| Lauderdale Lakes (City)               | 41           | -36.9%     | 20                        | -31.0%     | \$122,000         | -7.6%      | \$131,661          | -10.9%     |
| Lauderdale-by-the-Sea (Town)          | 52           | 8.3%       | 40                        | 11.1%      | \$452,000         | -13.9%     | \$670,212          | 7.8%       |
| Lauderhill (City)                     | 92           | -21.4%     | 57                        | -18.6%     | \$137,750         | -10.1%     | \$163,033          | -8.4%      |
| Lazy Lake (Village)                   | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Lighthouse Point (City)               | 10           | -60.0%     | 8                         | -61.9%     | \$245,000         | -3.9%      | \$281,900          | -17.6%     |
| Margate (City)                        | 98           | -3.0%      | 50                        | -5.7%      | \$135,000         | -21.1%     | \$178,651          | -8.7%      |
| Miramar (City)                        | 67           | 4.7%       | 16                        | -23.8%     | \$372,500         | -4.5%      | \$371,693          | -0.4%      |
| North Lauderdale (City)               | 31           | 3.3%       | 3                         | -50.0%     | \$245,250         | -1.9%      | \$236,528          | -6.6%      |
| Oakland Park (City)                   | 50           | -42.5%     | 15                        | -53.1%     | \$205,000         | -18.0%     | \$262,497          | -9.6%      |
| Parkland (City)                       | 17           | 142.9%     | 5                         | 25.0%      | \$580,000         | 2.7%       | \$584,794          | 1.7%       |
| Pembroke Park (Town)                  | 1            | -66.7%     | 1                         | -50.0%     | \$212,000         | -5.8%      | \$212,000          | -3.6%      |
| Pembroke Pines (City)                 | 186          | -18.8%     | 92                        | -23.3%     | \$252,000         | -10.0%     | \$287,509          | -8.1%      |
| Plantation (City)                     | 120          | 8.1%       | 40                        | -23.1%     | \$290,000         | 6.0%       | \$304,261          | 1.4%       |
| Pompano Beach (City)                  | 253          | -10.6%     | 153                       | -24.3%     | \$287,500         | -4.2%      | \$382,325          | -5.6%      |
| Roosevelt Gardens (CDP)               | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Sea Ranch Lakes (Village)             | 2            | 100.0%     | 0                         | -100.0%    | \$627,000         | -6.8%      | \$627,000          | -6.8%      |
| Southwest Ranches (Town)              | 0            | N/A        | 0                         | N/A        | (No Sales)        | N/A        | (No Sales)         | N/A        |
| Sunrise (City)                        | 137          | -16.5%     | 64                        | -24.7%     | \$185,000         | -2.6%      | \$233,766          | -4.7%      |
| Tamarac (City)                        | 135          | -17.7%     | 62                        | -11.4%     | \$177,000         | -19.4%     | \$225,785          | -7.9%      |
| 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)                         | 52           | 4.0%       | 24                        | -14.3%     | \$410,000         | 3.8%       | \$440,635          | 5.6%       |
| Wilton Manors (City)                  | 28           | -39.1%     | 17                        | -22.7%     | \$377,500         | 5.0%       | \$417,268          | -1.5%      |

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Data released on Thursday, April 24, 2025. Next quarterly data release is Wednesday, July 23, 2025.

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## Townhouses and Condos

### 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                        | \$966.7 Million | -13.9%     | 92.3%                             | -2.7%      | 70 Days                 | 59.1%      | 7,589        | 0.3%       |
| 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)                  | \$26.0 Million  | -17.2%     | 91.4%                             | -3.6%      | 92 Days                 | 124.4%     | 260          | -2.3%      |
| Cooper City (City)                    | \$8.8 Million   | 7.0%       | 95.3%                             | -4.7%      | 61 Days                 | 238.9%     | 31           | 40.9%      |
| Coral Springs (City)                  | \$16.2 Million  | -46.0%     | 91.1%                             | -5.1%      | 65 Days                 | 91.2%      | 263          | 4.8%       |
| Dania Beach (City)                    | \$9.9 Million   | -21.0%     | 92.3%                             | -2.7%      | 82 Days                 | 74.5%      | 97           | -17.1%     |
| Davie (Town)                          | \$27.3 Million  | -4.4%      | 92.6%                             | -5.5%      | 64 Days                 | 190.9%     | 207          | -1.9%      |
| Deerfield Beach (City)                | \$44.6 Million  | -22.6%     | 91.7%                             | -3.5%      | 57 Days                 | 58.3%      | 580          | 4.5%       |
| Fort Lauderdale (City)                | \$269.7 Million | -5.5%      | 91.3%                             | -2.2%      | 76 Days                 | 35.7%      | 1,118        | 5.1%       |
| Franklin Park (CDP)                   | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Hallandale Beach (City)               | \$56.6 Million  | -15.6%     | 90.7%                             | -2.3%      | 92 Days                 | 50.8%      | 581          | 6.8%       |
| Hillsboro Beach (Town)                | \$15.0 Million  | 11.6%      | 87.9%                             | -2.2%      | 114 Days                | 56.2%      | 52           | 33.3%      |
| Hillsboro Pines (CDP)                 | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Hollywood (City)                      | \$73.7 Million  | -23.4%     | 90.6%                             | -4.0%      | 72 Days                 | 46.9%      | 610          | 2.0%       |
| Lauderdale Lakes (City)               | \$5.4 Million   | -43.8%     | 92.6%                             | -3.6%      | 126 Days                | 200.0%     | 233          | 11.5%      |
| Lauderdale-by-the-Sea (Town)          | \$34.9 Million  | 16.8%      | 92.4%                             | 0.9%       | 98 Days                 | 84.9%      | 96           | -1.0%      |
| Lauderhill (City)                     | \$15.0 Million  | -28.0%     | 90.9%                             | -4.0%      | 70 Days                 | 25.0%      | 371          | 5.1%       |
| Lazy Lake (Village)                   | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Lighthouse Point (City)               | \$2.8 Million   | -67.0%     | 91.0%                             | -3.3%      | 131 Days                | 336.7%     | 46           | -8.0%      |
| Margate (City)                        | \$17.5 Million  | -11.4%     | 90.4%                             | -5.6%      | 87 Days                 | 163.6%     | 237          | -6.0%      |
| Miramar (City)                        | \$24.9 Million  | 4.2%       | 96.4%                             | -0.4%      | 49 Days                 | 75.0%      | 152          | 19.7%      |
| North Lauderdale (City)               | \$7.3 Million   | -3.5%      | 94.8%                             | -2.6%      | 43 Days                 | 79.2%      | 82           | 5.1%       |
| Oakland Park (City)                   | \$13.1 Million  | -48.0%     | 92.3%                             | -2.6%      | 91 Days                 | 102.2%     | 171          | -9.5%      |
| Parkland (City)                       | \$9.9 Million   | 146.9%     | 96.3%                             | 2.0%       | 42 Days                 | -38.2%     | 13           | 18.2%      |
| Pembroke Park (Town)                  | \$212,000       | -67.9%     | 70.7%                             | -27.4%     | 48 Days                 | -57.1%     | 5            | 150.0%     |
| Pembroke Pines (City)                 | \$53.5 Million  | -25.4%     | 94.2%                             | -2.8%      | 56 Days                 | 64.7%      | 519          | 0.2%       |
| Plantation (City)                     | \$36.5 Million  | 9.7%       | 95.0%                             | -0.9%      | 69 Days                 | 35.3%      | 223          | 3.7%       |
| Pompano Beach (City)                  | \$96.7 Million  | -15.6%     | 91.4%                             | -2.4%      | 65 Days                 | 22.6%      | 706          | -1.4%      |
| Roosevelt Gardens (CDP)               | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 1            | N/A        |
| Sea Ranch Lakes (Village)             | \$1.3 Million   | 86.3%      | 90.9%                             | -1.6%      | 151 Days                | 67.8%      | 3            | -25.0%     |
| Southwest Ranches (Town)              | (No Sales)      | N/A        | (No Sales)                        | N/A        | (No Sales)              | N/A        | 0            | N/A        |
| Sunrise (City)                        | \$32.0 Million  | -20.4%     | 92.8%                             | -0.4%      | 71 Days                 | 54.3%      | 417          | 5.0%       |
| Tamarac (City)                        | \$30.5 Million  | -24.2%     | 93.1%                             | -2.5%      | 71 Days                 | 44.9%      | 389          | -4.9%      |
| 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        | 2            | 0.0%       |
| Weston (City)                         | \$22.9 Million  | 9.9%       | 95.1%                             | -1.7%      | 54 Days                 | 54.3%      | 115          | 19.8%      |
| Wilton Manors (City)                  | \$11.7 Million  | -40.0%     | 93.8%                             | -2.9%      | 40 Days                 | 100.0%     | 74           | -14.0%     |

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## Townhouses and Condos

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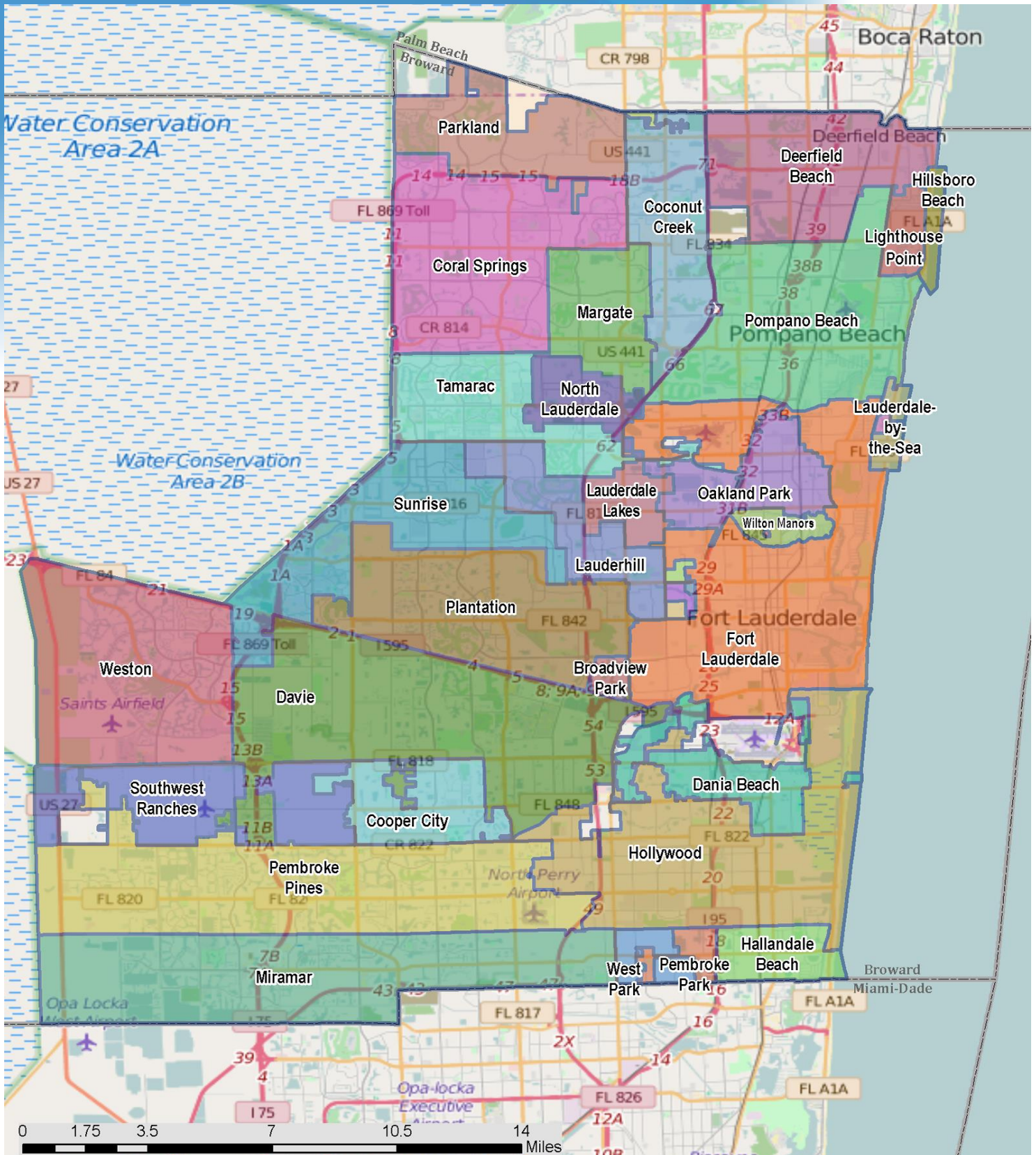


| Name of County, Municipality, or CDP* | New Pending Sales | Y/Y % Chg. | Pending Inventory | Y/Y % Chg. | Active Inventory | Y/Y % Chg. | Months Supply of Inventory | Y/Y % Chg. |
|---------------------------------------|-------------------|------------|-------------------|------------|------------------|------------|----------------------------|------------|
| Broward County                        | 3,336             | -18.3%     | 1,638             | -21.5%     | 12,153           | 43.4%      | 12.0                       | 66.7%      |
| 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)                  | 133               | -17.4%     | 68                | -16.0%     | 412              | 58.5%      | 10.7                       | 109.8%     |
| Cooper City (City)                    | 14                | -17.6%     | 4                 | 0.0%       | 28               | 154.5%     | 4.6                        | 142.1%     |
| Coral Springs (City)                  | 91                | -36.4%     | 51                | -39.3%     | 400              | 79.4%      | 11.4                       | 115.1%     |
| Dania Beach (City)                    | 50                | -29.6%     | 32                | -20.0%     | 156              | 52.9%      | 10.8                       | 63.6%      |
| Davie (Town)                          | 118               | -5.6%      | 65                | 4.8%       | 249              | 46.5%      | 6.7                        | 45.7%      |
| Deerfield Beach (City)                | 267               | -16.6%     | 144               | -12.7%     | 848              | 64.0%      | 11.8                       | 93.4%      |
| Fort Lauderdale (City)                | 495               | -5.0%      | 223               | -8.2%      | 1,870            | 28.9%      | 13.9                       | 41.8%      |
| Franklin Park (CDP)                   | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Hallandale Beach (City)               | 203               | -14.7%     | 105               | -11.8%     | 1,146            | 45.2%      | 20.5                       | 88.1%      |
| Hillsboro Beach (Town)                | 22                | -21.4%     | 8                 | -33.3%     | 92               | 64.3%      | 15.8                       | 102.6%     |
| Hillsboro Pines (CDP)                 | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Hollywood (City)                      | 257               | -9.2%      | 131               | -7.1%      | 1,147            | 30.8%      | 15.4                       | 42.6%      |
| Lauderdale Lakes (City)               | 54                | -46.0%     | 41                | -41.4%     | 414              | 66.3%      | 21.7                       | 133.3%     |
| Lauderdale-by-the-Sea (Town)          | 48                | -29.4%     | 21                | -48.8%     | 141              | 17.5%      | 8.8                        | 6.0%       |
| Lauderhill (City)                     | 101               | -42.0%     | 70                | -35.8%     | 657              | 30.1%      | 17.5                       | 78.6%      |
| Lazy Lake (Village)                   | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Lighthouse Point (City)               | 12                | -67.6%     | 5                 | -73.7%     | 77               | 35.1%      | 11.3                       | 85.2%      |
| Margate (City)                        | 117               | -20.4%     | 50                | -40.5%     | 357              | 39.5%      | 9.2                        | 50.8%      |
| Miramar (City)                        | 74                | -14.0%     | 33                | -23.3%     | 189              | 98.9%      | 7.1                        | 82.1%      |
| North Lauderdale (City)               | 50                | 19.0%      | 29                | 16.0%      | 108              | 68.8%      | 8.0                        | 63.3%      |
| Oakland Park (City)                   | 57                | -42.4%     | 30                | -28.6%     | 282              | 28.2%      | 11.8                       | 76.1%      |
| Parkland (City)                       | 13                | 18.2%      | 3                 | -57.1%     | 16               | 45.5%      | 3.6                        | 28.6%      |
| Pembroke Park (Town)                  | 5                 | 400.0%     | 3                 | N/A        | 8                | 60.0%      | 16.0                       | 433.3%     |
| Pembroke Pines (City)                 | 254               | -16.4%     | 125               | -14.4%     | 716              | 50.1%      | 9.5                        | 75.9%      |
| Plantation (City)                     | 134               | -15.2%     | 58                | -24.7%     | 300              | 67.6%      | 7.3                        | 73.8%      |
| Pompano Beach (City)                  | 319               | -17.4%     | 144               | -28.7%     | 1,098            | 42.4%      | 12.2                       | 60.5%      |
| Roosevelt Gardens (CDP)               | 0                 | N/A        | 0                 | N/A        | 1                | N/A        | 0.0                        | N/A        |
| Sea Ranch Lakes (Village)             | 1                 | 0.0%       | 2                 | N/A        | 8                | 100.0%     | 24.0                       | 150.0%     |
| Southwest Ranches (Town)              | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| Sunrise (City)                        | 174               | -22.7%     | 80                | -29.8%     | 703              | 48.0%      | 12.9                       | 79.2%      |
| Tamarac (City)                        | 175               | -22.6%     | 85                | -35.1%     | 557              | 40.7%      | 9.4                        | 74.1%      |
| Washington Park (CDP)                 | 0                 | N/A        | 0                 | N/A        | 0                | N/A        | 0.0                        | N/A        |
| West Park (City)                      | 0                 | -100.0%    | 0                 | N/A        | 2                | 100.0%     | 3.4                        | -15.0%     |
| Weston (City)                         | 64                | 6.7%       | 25                | 0.0%       | 111              | 68.2%      | 5.9                        | 63.9%      |
| Wilton Manors (City)                  | 38                | -28.3%     | 16                | -11.1%     | 89               | 45.9%      | 8.0                        | 77.8%      |

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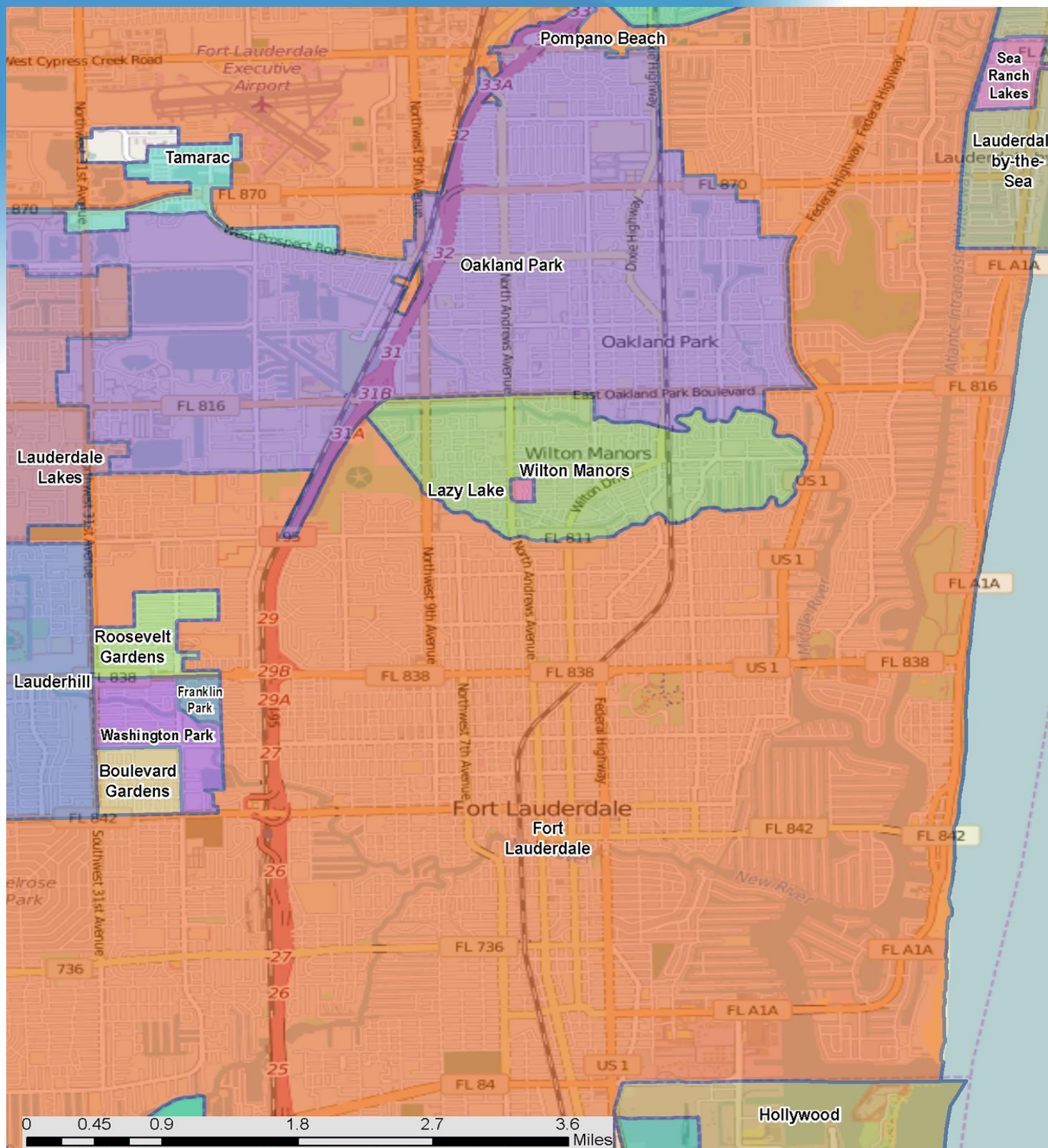
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# Broward County Local Residential Market Metrics - Q1 2025

## Reference Map - East Central Broward

### Municipalities and Census-Designated Places\*



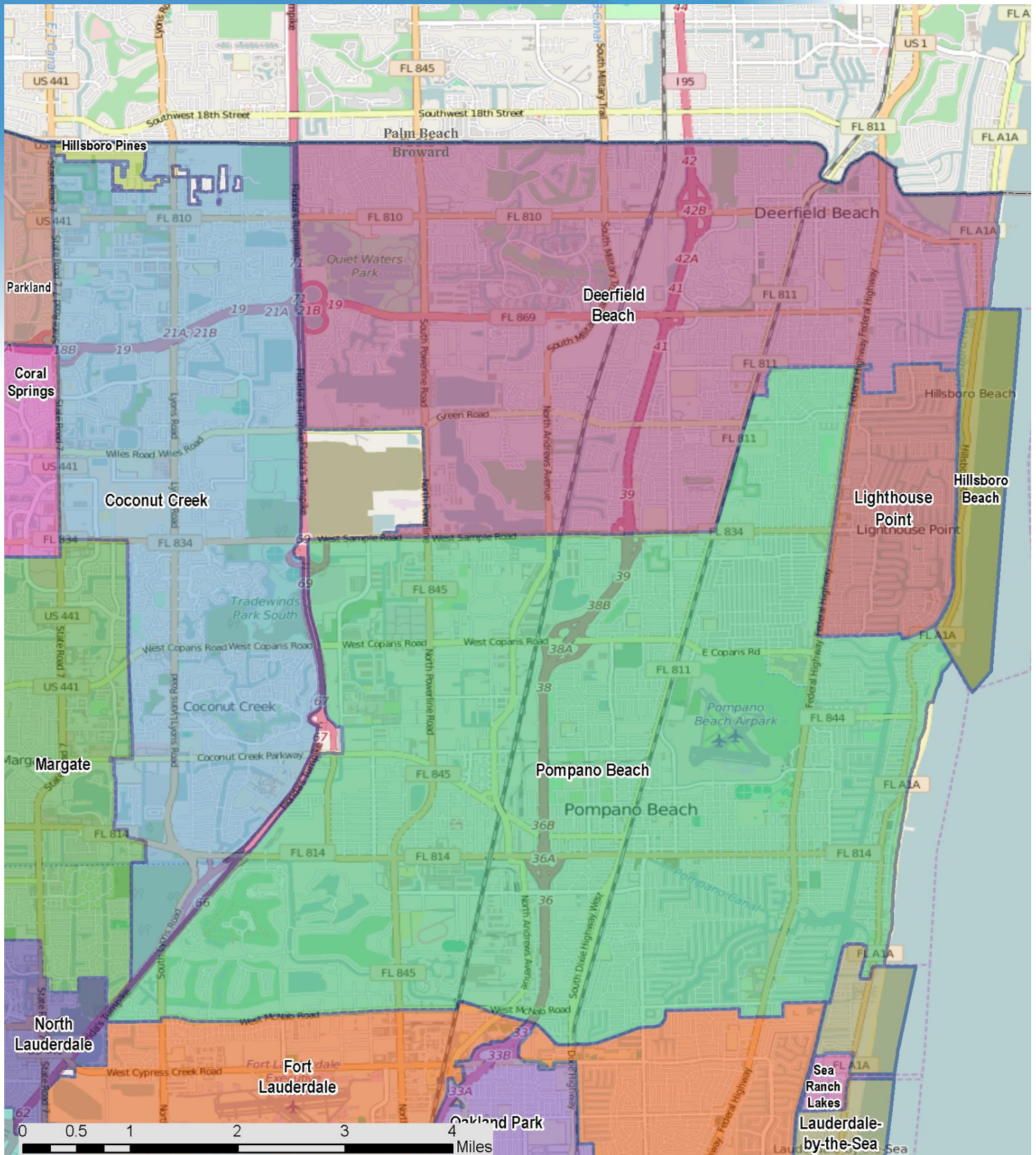
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## Reference Map - Northeast Broward

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