Broward County Local Residential Market Metrics - Q2 2025
Single-Family Homes
Municipalities and Census-Designated Places*

Broward MIAMI *a Division of MIAMI REALTORS®*

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	3,194	-10.9%	699	-17.4%	$627,500	-0.4%	$867,235	2.9%
Boulevard Gardens (CDP)	4	-20.0%	1	N/A	$444,000	13.8%	$418,000	9.4%
Broadview Park (CDP)	7	-65.0%	1	-50.0%	$426,250	-12.6%	$425,450	-11.7%
Coconut Creek (City)	70	-20.5%	12	-14.3%	$577,500	-2.9%	$586,878	-7.5%
Cooper City (City)	71	-36.0%	11	-38.9%	$764,500	0.6%	$1,097,385	29.6%
Coral Springs (City)	254	-8.0%	41	10.8%	$680,000	-2.3%	$723,034	-0.8%
Dania Beach (City)	39	-25.0%	14	0.0%	$528,000	-11.6%	$602,377	-13.2%
Davie (Town)	157	-2.5%	34	-17.1%	$799,000	-3.2%	$1,181,462	15.1%
Deerfield Beach (City)	104	-19.4%	27	-38.6%	$580,000	2.7%	$752,278	15.5%
Fort Lauderdale (City)	365	-13.3%	131	-19.1%	$670,000	0.8%	$1,427,408	6.4%
Franklin Park (CDP)	1	0.0%	0	N/A	$520,000	45.7%	$520,000	14.5%
Hallandale Beach (City)	23	9.5%	5	-50.0%	$480,000	10.0%	$593,935	3.5%
Hillsboro Beach (Town)	1	-50.0%	1	-50.0%	$14,447,500	51.1%	$14,447,500	51.1%
Hillsboro Pines (CDP)	2	0.0%	0	N/A	$592,500	-53.1%	$592,500	-53.1%
Hollywood (City)	266	-8.3%	50	-33.3%	$559,500	1.7%	$678,440	2.2%
Lauderdale Lakes (City)	21	-48.8%	4	-33.3%	$443,500	0.8%	$416,726	-6.4%
Lauderdale-by-the-Sea (Town)	7	-30.0%	4	-50.0%	$1,362,500	-19.9%	$1,480,357	-27.5%
Lauderhill (City)	72	-11.1%	9	-35.7%	$449,000	2.9%	$457,251	3.6%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	44	0.0%	22	-18.5%	$1,437,500	2.9%	$2,054,355	22.8%
Margate (City)	94	-29.3%	7	-61.1%	$450,000	-7.2%	$456,818	-4.3%
Miramar (City)	203	2.5%	27	-22.9%	$625,000	-7.4%	$711,135	-1.9%
North Lauderdale (City)	47	-9.6%	1	-80.0%	$440,000	-1.1%	$422,953	1.2%
Oakland Park (City)	111	5.7%	30	-3.2%	$493,500	-13.3%	$564,546	-13.0%
Parkland (City)	140	-7.9%	52	6.1%	$1,222,500	-2.2%	$1,339,856	5.7%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	235	-5.2%	27	3.8%	$665,000	-0.4%	$703,629	2.8%
Plantation (City)	183	-7.1%	39	0.0%	$700,000	1.4%	$844,540	9.0%
Pompano Beach (City)	165	3.1%	53	32.5%	$500,000	3.1%	$742,659	1.5%
Roosevelt Gardens (CDP)	4	100.0%	0	N/A	$449,500	11.0%	$457,225	9.5%
Sea Ranch Lakes (Village)	1	-75.0%	1	-50.0%	$7,735,470	160.0%	$7,735,470	138.0%
Southwest Ranches (Town)	19	-50.0%	9	-52.6%	$1,940,000	7.8%	$2,391,237	-3.9%
Sunrise (City)	128	-8.6%	11	-50.0%	$520,000	4.0%	$519,606	1.7%
Tamarac (City)	110	-23.6%	9	-59.1%	$420,000	3.1%	$454,726	2.4%
Washington Park (CDP)	6	-40.0%	0	-100.0%	$422,000	4.2%	$419,033	2.9%
West Park (City)	43	26.5%	3	0.0%	$450,000	1.1%	$460,600	4.5%
Weston (City)	153	-15.9%	38	-9.5%	$992,500	0.8%	$1,251,308	8.1%
Wilton Manors (City)	64	33.3%	32	39.1%	$809,000	7.9%	$981,613	15.0%

Broward County Local Residential Market Metrics - Q2 2025
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	$2.8 Billion	-8.3%	95.2%	-1.2%	45 Days	45.2%	5,111	-1.4%
Boulevard Gardens (CDP)	$1.7 Million	-12.5%	97.6%	-2.4%	69 Days	-14.8%	5	-37.5%
Broadview Park (CDP)	$3.0 Million	-69.1%	94.6%	-4.2%	88 Days	252.0%	23	21.1%
Coconut Creek (City)	$41.1 Million	-26.4%	96.8%	-1.1%	28 Days	12.0%	105	2.9%
Cooper City (City)	$77.9 Million	-17.1%	96.2%	-0.2%	20 Days	-28.6%	131	23.6%
Coral Springs (City)	$183.7 Million	-8.7%	96.2%	-1.0%	37 Days	60.9%	367	4.0%
Dania Beach (City)	$23.5 Million	-34.9%	94.3%	2.6%	51 Days	2.0%	79	9.7%
Davie (Town)	$185.5 Million	12.2%	95.3%	-0.5%	38 Days	35.7%	254	20.4%
Deerfield Beach (City)	$78.2 Million	-6.9%	93.5%	-2.4%	62 Days	87.9%	137	-28.3%
Fort Lauderdale (City)	$521.0 Million	-7.8%	93.2%	-1.0%	60 Days	11.1%	635	-5.8%
Franklin Park (CDP)	$520,000	14.5%	97.2%	4.4%	77 Days	97.4%	5	66.7%
Hallandale Beach (City)	$13.7 Million	13.4%	91.4%	-1.5%	69 Days	91.7%	37	-17.8%
Hillsboro Beach (Town)	$14.4 Million	-24.5%	91.6%	10.4%	6 Days	-95.6%	0	-100.0%
Hillsboro Pines (CDP)	$1.2 Million	-53.1%	84.3%	-3.2%	81 Days	-12.0%	1	N/A
Hollywood (City)	$180.5 Million	-6.3%	95.2%	-0.3%	52 Days	44.4%	464	0.2%
Lauderdale Lakes (City)	$8.8 Million	-52.1%	98.2%	0.8%	28 Days	12.0%	55	19.6%
Lauderdale-by-the-Sea (Town)	$10.4 Million	-49.2%	80.0%	-8.3%	166 Days	172.1%	10	-23.1%
Lauderhill (City)	$32.9 Million	-7.9%	96.6%	-0.6%	36 Days	12.5%	116	7.4%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Lighthouse Point (City)	$90.4 Million	22.8%	89.4%	-2.3%	63 Days	8.6%	71	24.6%
Margate (City)	$42.9 Million	-32.3%	96.0%	-1.9%	54 Days	145.5%	144	-8.3%
Miramar (City)	$144.4 Million	0.5%	95.6%	-1.5%	48 Days	77.8%	316	10.9%
North Lauderdale (City)	$19.9 Million	-8.6%	96.3%	-3.7%	41 Days	20.6%	78	13.0%
Oakland Park (City)	$62.7 Million	-8.1%	94.3%	-2.0%	59 Days	78.8%	159	-9.1%
Parkland (City)	$187.6 Million	-2.7%	95.0%	-0.7%	36 Days	16.1%	211	-5.4%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	2	N/A
Pembroke Pines (City)	$165.4 Million	-2.6%	96.4%	-1.7%	34 Days	70.0%	375	1.1%
Plantation (City)	$154.6 Million	1.3%	95.1%	-1.7%	44 Days	46.7%	271	-7.5%
Pompano Beach (City)	$122.5 Million	4.6%	93.4%	-1.3%	51 Days	34.2%	269	1.9%
Roosevelt Gardens (CDP)	$1.8 Million	119.0%	98.2%	-1.8%	38 Days	-43.3%	11	57.1%
Sea Ranch Lakes (Village)	$7.7 Million	-40.5%	78.5%	-13.3%	89 Days	270.8%	3	0.0%
Southwest Ranches (Town)	$45.4 Million	-52.0%	89.2%	-5.4%	32 Days	68.4%	47	0.0%
Sunrise (City)	$66.5 Million	-7.0%	97.2%	-0.6%	41 Days	57.7%	191	4.4%
Tamarac (City)	$50.0 Million	-21.8%	95.2%	-2.2%	48 Days	37.1%	202	-1.0%
Washington Park (CDP)	$2.5 Million	-38.3%	93.4%	-1.9%	77 Days	185.2%	11	-26.7%
West Park (City)	$19.8 Million	32.1%	96.9%	-1.3%	33 Days	26.9%	41	-36.9%
Weston (City)	$191.5 Million	-9.1%	94.3%	-1.3%	36 Days	63.6%	262	-4.0%
Wilton Manors (City)	$62.8 Million	53.3%	89.9%	-2.0%	83 Days	38.3%	76	0.0%

*Florida municipalities consist of incorporated cities, towns, and villages. Florida law makes no distinction between these three types. CDPs are unincorporated communities identified and delineated each decennial U.S. Census for statistical purposes only (so their boundaries have no political meaning). Boundaries used for this report are as of Jan. 1, 2015.
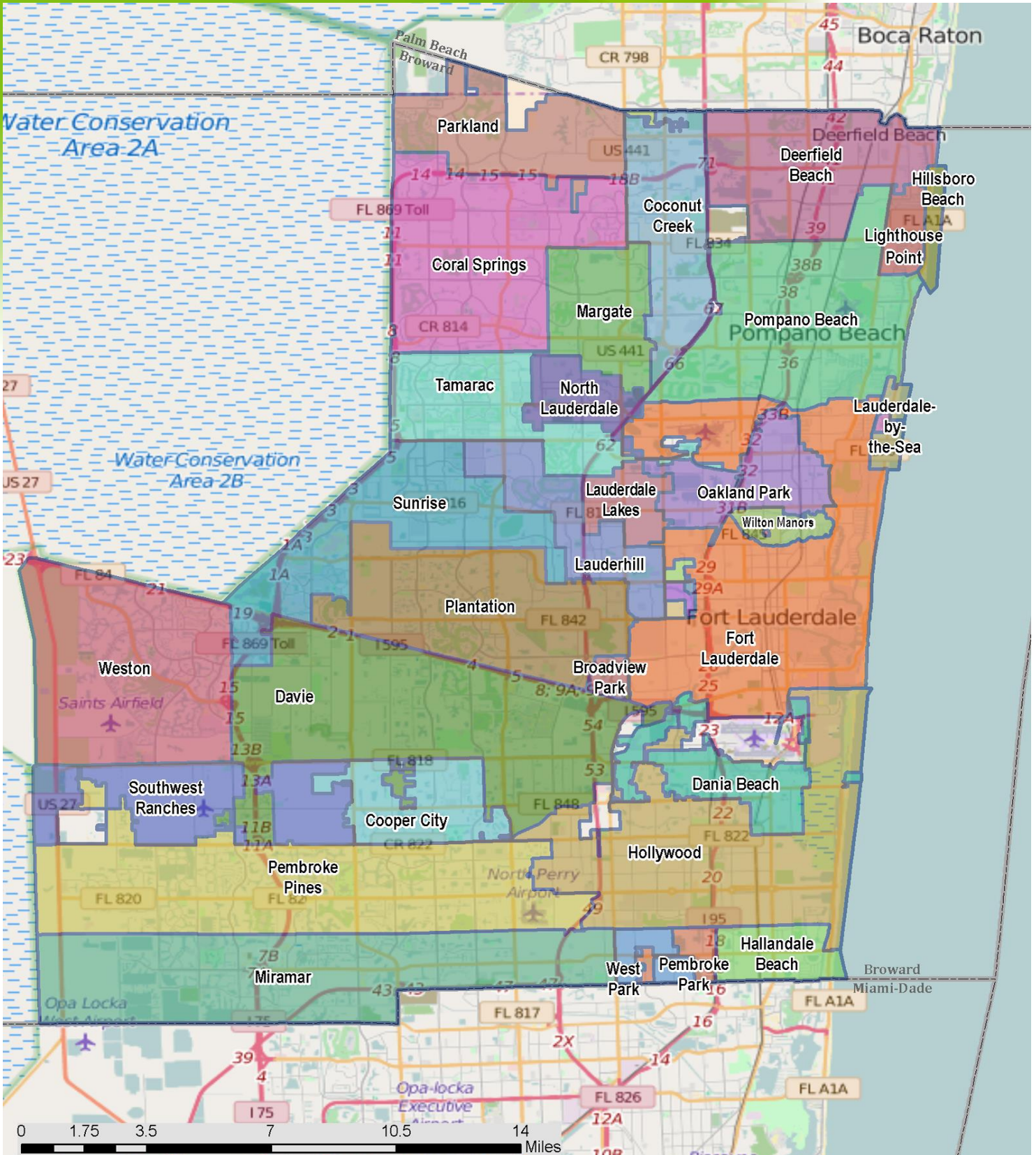
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Data released on Wednesday, July 23, 2025. Next quarterly data release is Thursday, October 23, 2025.

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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	3,386	-12.4%	1,529	-10.1%	5,897	34.7%	6.0	39.5%
Boulevard Gardens (CDP)	2	-75.0%	0	-100.0%	10	11.1%	6.0	-6.3%
Broadview Park (CDP)	7	-56.3%	2	-33.3%	22	175.0%	8.0	247.8%
Coconut Creek (City)	74	-21.3%	32	-17.9%	102	56.9%	4.5	50.0%
Cooper City (City)	73	-31.8%	31	-26.2%	137	153.7%	5.6	154.5%
Coral Springs (City)	276	-5.2%	116	5.5%	341	35.9%	4.6	31.4%
Dania Beach (City)	48	-12.7%	24	14.3%	115	74.2%	10.0	88.7%
Davie (Town)	178	21.1%	68	17.2%	228	39.0%	5.1	41.7%
Deerfield Beach (City)	92	-37.8%	43	-41.1%	164	25.2%	4.8	29.7%
Fort Lauderdale (City)	369	-20.0%	198	-13.5%	965	18.6%	8.1	26.6%
Franklin Park (CDP)	1	0.0%	0	N/A	6	100.0%	18.0	100.0%
Hallandale Beach (City)	24	-11.1%	8	-27.3%	80	48.1%	12.5	31.6%
Hillsboro Beach (Town)	1	0.0%	1	N/A	3	0.0%	9.0	-25.0%
Hillsboro Pines (CDP)	2	100.0%	0	N/A	2	0.0%	4.8	20.0%
Hollywood (City)	287	-11.1%	140	-1.4%	632	30.3%	7.6	33.3%
Lauderdale Lakes (City)	34	-17.1%	20	11.1%	53	71.0%	5.8	87.1%
Lauderdale-by-the-Sea (Town)	8	-11.1%	3	0.0%	36	20.0%	12.7	16.5%
Lauderhill (City)	72	-28.0%	42	-12.5%	114	58.3%	4.8	60.0%
Lazy Lake (Village)	1	N/A	1	N/A	0	-100.0%	0.0	-100.0%
Lighthouse Point (City)	45	2.3%	21	16.7%	109	23.9%	8.4	18.3%
Margate (City)	103	-24.8%	57	5.6%	147	38.7%	5.0	66.7%
Miramar (City)	203	-13.6%	95	-23.4%	343	70.6%	5.8	70.6%
North Lauderdale (City)	48	-18.6%	22	-26.7%	70	118.8%	5.4	184.2%
Oakland Park (City)	114	2.7%	36	-20.0%	205	25.8%	6.5	25.0%
Parkland (City)	164	11.6%	76	7.0%	186	1.1%	4.6	9.5%
Pembroke Park (Town)	1	N/A	0	N/A	1	N/A	0.0	N/A
Pembroke Pines (City)	259	-2.3%	119	6.3%	348	60.4%	4.5	45.2%
Plantation (City)	188	-12.6%	69	-23.3%	287	29.3%	5.3	29.3%
Pompano Beach (City)	203	10.9%	95	3.3%	320	23.6%	6.4	25.5%
Roosevelt Gardens (CDP)	4	-33.3%	1	-80.0%	13	62.5%	7.8	47.2%
Sea Ranch Lakes (Village)	2	0.0%	1	N/A	8	0.0%	12.0	62.2%
Southwest Ranches (Town)	17	-34.6%	8	-11.1%	88	22.2%	13.4	69.6%
Sunrise (City)	116	-27.0%	49	-30.0%	160	49.5%	4.1	64.0%
Tamarac (City)	128	-22.0%	68	-6.8%	253	61.1%	6.0	81.8%
Washington Park (CDP)	8	-27.3%	5	-28.6%	18	38.5%	9.8	63.3%
West Park (City)	27	-47.1%	16	-42.9%	38	-13.6%	3.4	-24.4%
Weston (City)	164	-15.9%	74	-8.6%	254	45.1%	6.2	63.2%
Wilton Manors (City)	59	11.3%	15	-21.1%	107	16.3%	7.6	10.1%

Broward County Local Residential Market Metrics - Q2 2025
Reference Map - Countywide
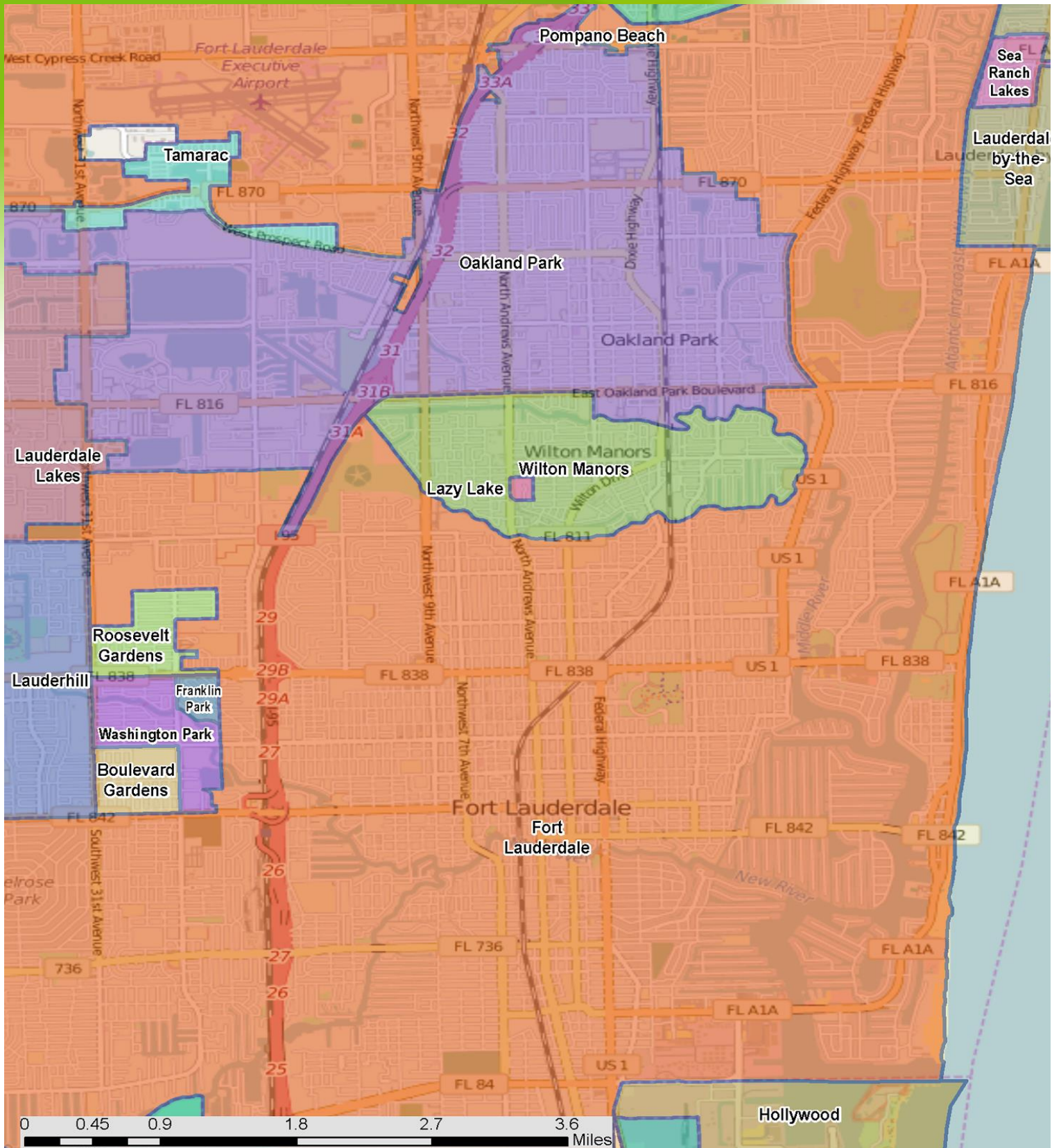## Municipalities and Census-Designated Places*

BROWARD
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Broward County Local Residential Market Metrics - Q2 2025
Reference Map - East Central Broward
Municipalities and Census-Designated Places*

BROWARD
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Pompano Beach

Sea Ranch Lakes

Lauderdale by-the-Sea

Fort Lauderdale Executive Airport

West Cypress Creek Road

Tamarac

FL 870

FL 870

West Prospect Road

Oakland Park

Oakland Park

East Oakland Park Boulevard

FL 816

FL 816

Lauderdale Lakes

Wilton Manors

Wilton Manors

Lazy Lake

FL 811

US 1

US 1

FL A1A

Roosevelt Gardens

Franklin Park

Washington Park

Boulevard Gardens

Lauderhill

FL 838

FL 838

FL 838

US 1

FL 838

FL 842

FL 842

FL 842

Melrose Park

Fort Lauderdale

Fort Lauderdale

New River

FL 736

FL 736

736

FL A1A

FL A1A

US 1

FL 84

Hollywood

North Andrews Avenue

Northwest 9th Avenue

Northwest 7th Avenue

Federal Highway

Dixie Highway

Federal Highway

Atlantic Intracoastal

Middle River

Wilton Drive

| 0 | 0.45 | 0.9 | 1.8 | 2.7 | 3.6 |
Miles

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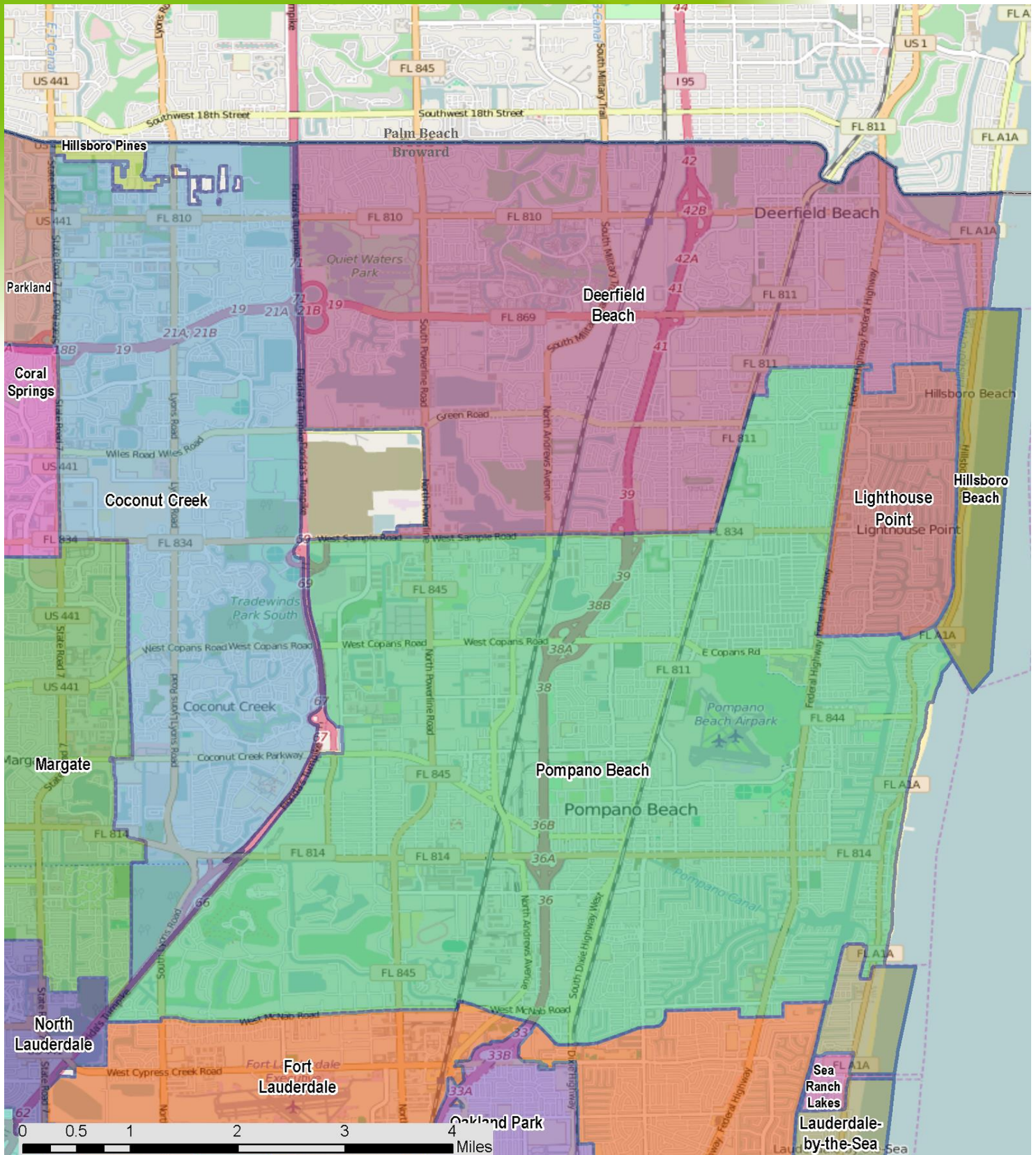Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 15th day of the following month.
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Broward County Local Residential Market Metrics - Q2 2025
Reference Map - Northeast Broward
Municipalities and Census-Designated Places*

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