

# Broward County Local Residential Market Metrics - Q2 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	3,007	-19.7%	1,608	-20.7%	\$275,000	-3.5%	\$366,775	-2.1%
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)	125	-7.4%	65	-4.4%	\$220,000	-13.7%	\$231,343	-10.4%
Cooper City (City)	18	50.0%	4	100.0%	\$436,750	-3.6%	\$460,950	2.8%
Coral Springs (City)	91	-20.9%	32	-33.3%	\$238,000	-7.8%	\$281,153	-4.1%
Dania Beach (City)	41	-39.7%	24	-25.0%	\$265,000	-4.3%	\$306,758	-0.7%
Davie (Town)	128	-8.6%	40	-33.3%	\$300,000	-1.6%	\$318,998	-1.8%
Deerfield Beach (City)	228	-24.8%	130	-30.1%	\$191,000	-13.2%	\$247,504	-4.8%
Fort Lauderdale (City)	420	-17.5%	267	-18.3%	\$456,500	-5.9%	\$684,930	-3.0%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	174	-19.8%	128	-14.1%	\$252,250	-11.5%	\$391,618	8.8%
Hillsboro Beach (Town)	17	-10.5%	12	-14.3%	\$485,000	-12.6%	\$688,618	-25.6%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	225	-18.2%	134	-19.3%	\$300,000	-13.5%	\$390,870	-14.4%
Lauderdale Lakes (City)	44	-45.7%	30	-16.7%	\$101,000	-28.1%	\$113,205	-27.9%
Lauderdale-by-the-Sea (Town)	52	-20.0%	43	-8.5%	\$587,500	-1.3%	\$873,394	27.2%
Lauderhill (City)	99	-26.7%	60	-26.8%	\$148,000	-4.5%	\$156,983	-12.7%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	17	-45.2%	12	-40.0%	\$237,500	25.0%	\$266,217	1.4%
Margate (City)	91	-35.0%	32	-52.2%	\$161,250	0.8%	\$196,167	10.5%
Miramar (City)	80	-7.0%	23	-11.5%	\$399,500	2.6%	\$391,052	0.7%
North Lauderdale (City)	39	-13.3%	10	-9.1%	\$275,000	-9.8%	\$274,159	2.7%
Oakland Park (City)	69	-25.8%	33	-19.5%	\$193,000	-9.4%	\$232,909	-14.8%
Parkland (City)	9	-18.2%	5	25.0%	\$595,000	6.3%	\$562,161	-0.6%
Pembroke Park (Town)	5	66.7%	1	0.0%	\$340,000	13.3%	\$319,300	12.2%
Pembroke Pines (City)	249	-7.1%	106	-13.1%	\$280,000	-6.7%	\$312,072	-10.0%
Plantation (City)	106	-23.7%	36	-21.7%	\$261,000	-5.9%	\$285,465	-5.6%
Pompano Beach (City)	294	-17.9%	179	-23.2%	\$289,000	-3.7%	\$381,397	-2.8%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	2	N/A	1	N/A	\$650,000	N/A	\$650,000	N/A
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	137	-25.5%	74	-26.7%	\$166,250	-22.7%	\$214,098	-15.0%
Tamarac (City)	161	-25.8%	76	-20.0%	\$185,000	-14.0%	\$218,466	-10.5%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	1	0.0%	0	N/A	\$310,000	-27.9%	\$310,000	-27.9%
Weston (City)	50	-20.6%	25	-3.8%	\$395,750	-6.9%	\$419,677	-5.4%
Wilton Manors (City)	35	-14.6%	22	0.0%	\$430,000	17.8%	\$432,550	5.2%

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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	\$1.1 Billion	-21.4%	91.9%	-2.5%	71 Days	47.9%	5,900	-6.6%
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)	\$28.9 Million	-17.0%	89.5%	-4.5%	71 Days	69.0%	209	-20.5%
Cooper City (City)	\$8.3 Million	54.2%	95.5%	-3.1%	35 Days	16.7%	24	20.0%
Coral Springs (City)	\$25.6 Million	-24.1%	92.3%	-4.1%	80 Days	135.3%	228	-6.6%
Dania Beach (City)	\$12.6 Million	-40.1%	92.0%	-2.6%	77 Days	60.4%	88	12.8%
Davie (Town)	\$40.8 Million	-10.3%	93.6%	-2.8%	61 Days	64.9%	202	-4.3%
Deerfield Beach (City)	\$56.4 Million	-28.4%	90.5%	-3.8%	72 Days	50.0%	410	2.2%
Fort Lauderdale (City)	\$287.7 Million	-20.0%	90.7%	-1.9%	80 Days	27.0%	751	-9.6%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$68.1 Million	-12.8%	90.0%	-1.4%	70 Days	-1.4%	430	-4.2%
Hillsboro Beach (Town)	\$11.7 Million	-33.5%	88.9%	-6.8%	65 Days	25.0%	35	9.4%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$87.9 Million	-29.9%	91.6%	-1.0%	74 Days	29.8%	485	-1.6%
Lauderdale Lakes (City)	\$5.0 Million	-60.9%	81.7%	-14.0%	129 Days	230.8%	147	11.4%
Lauderdale-by-the-Sea (Town)	\$45.4 Million	1.8%	94.6%	2.8%	75 Days	38.9%	83	15.3%
Lauderhill (City)	\$15.5 Million	-36.0%	87.9%	-7.0%	97 Days	110.9%	261	-19.9%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$4.5 Million	-44.4%	85.7%	-10.4%	62 Days	93.8%	34	0.0%
Margate (City)	\$17.9 Million	-28.2%	92.0%	-0.5%	69 Days	23.2%	195	-5.8%
Miramar (City)	\$31.3 Million	-6.3%	95.4%	-2.3%	51 Days	50.0%	128	-15.2%
North Lauderdale (City)	\$10.7 Million	-11.0%	94.8%	-2.2%	59 Days	73.5%	63	-26.7%
Oakland Park (City)	\$16.1 Million	-36.8%	92.8%	-0.1%	79 Days	27.4%	159	12.0%
Parkland (City)	\$5.1 Million	-18.7%	94.9%	-2.4%	25 Days	-28.6%	20	-16.7%
Pembroke Park (Town)	\$1.6 Million	86.9%	96.7%	-4.6%	16 Days	433.3%	4	-33.3%
Pembroke Pines (City)	\$77.7 Million	-16.4%	94.2%	-1.8%	60 Days	42.9%	417	-6.3%
Plantation (City)	\$30.3 Million	-28.0%	94.1%	-2.6%	61 Days	84.8%	184	-21.7%
Pompano Beach (City)	\$112.1 Million	-20.2%	91.1%	-2.0%	73 Days	46.0%	520	-3.0%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	\$1.3 Million	N/A	86.2%	N/A	168 Days	N/A	1	-75.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$29.3 Million	-36.7%	91.4%	-3.4%	98 Days	133.3%	373	-0.8%
Tamarac (City)	\$35.2 Million	-33.6%	92.5%	-2.6%	70 Days	55.6%	321	-2.7%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$310,000	-27.9%	98.4%	2.9%	7 Days	-91.1%	3	0.0%
Weston (City)	\$21.0 Million	-24.9%	94.4%	-3.3%	40 Days	66.7%	111	19.4%
Wilton Manors (City)	\$15.1 Million	-10.2%	93.4%	-0.1%	65 Days	109.7%	63	5.0%

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Broward County	3,252	-18.3%	1,531	-17.2%	11,686	30.7%	12.3	55.7%
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)	141	-4.1%	66	-10.8%	398	24.8%	10.5	56.7%
Cooper City (City)	21	16.7%	5	-44.4%	25	92.3%	3.8	52.0%
Coral Springs (City)	114	-17.4%	52	-28.8%	391	50.4%	11.8	78.8%
Dania Beach (City)	44	-18.5%	24	20.0%	148	32.1%	12.2	90.6%
Davie (Town)	135	-19.2%	65	-12.2%	261	44.2%	7.2	53.2%
Deerfield Beach (City)	221	-24.1%	110	-16.0%	798	53.2%	12.1	92.1%
Fort Lauderdale (City)	430	-13.7%	199	2.6%	1,684	15.9%	13.2	29.4%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	164	-19.6%	78	-4.9%	1,121	33.5%	21.4	67.2%
Hillsboro Beach (Town)	20	17.6%	10	25.0%	82	43.9%	14.5	54.3%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	213	-23.4%	97	-14.2%	1,129	28.7%	16.1	50.5%
Lauderdale Lakes (City)	49	-41.7%	37	-37.3%	407	65.4%	25.4	156.6%
Lauderdale-by-the-Sea (Town)	52	13.0%	20	-9.1%	138	17.9%	9.3	20.8%
Lauderhill (City)	118	-31.4%	61	-43.0%	653	24.1%	18.9	64.3%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	21	-16.0%	6	-45.5%	81	44.6%	14.3	134.4%
Margate (City)	115	-20.1%	50	-28.6%	354	32.1%	10.1	55.4%
Miramar (City)	94	-16.1%	38	-28.3%	183	59.1%	7.0	52.2%
North Lauderdale (City)	34	-40.4%	19	-36.7%	116	48.7%	9.0	57.9%
Oakland Park (City)	69	-38.4%	26	-45.8%	272	34.7%	12.4	87.9%
Parkland (City)	8	-33.3%	3	-62.5%	19	11.8%	4.4	-2.2%
Pembroke Park (Town)	2	-50.0%	0	-100.0%	8	60.0%	12.0	140.0%
Pembroke Pines (City)	271	-4.9%	124	-6.8%	675	24.1%	9.2	43.8%
Plantation (City)	126	-21.7%	69	-9.2%	266	26.1%	7.0	34.6%
Pompano Beach (City)	325	-8.2%	154	-7.2%	1,011	30.3%	12.0	50.0%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	0	-100.0%	0	-100.0%	6	50.0%	12.0	25.0%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	165	-33.2%	78	-41.4%	741	41.7%	14.6	75.9%
Tamarac (City)	208	-14.4%	112	-5.1%	544	32.4%	9.9	67.8%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	3	200.0%	2	N/A	2	-33.3%	3.4	-62.2%
Weston (City)	48	-25.0%	20	-13.0%	138	76.9%	7.8	85.7%
Wilton Manors (City)	43	2.4%	19	11.8%	84	16.7%	7.9	46.3%

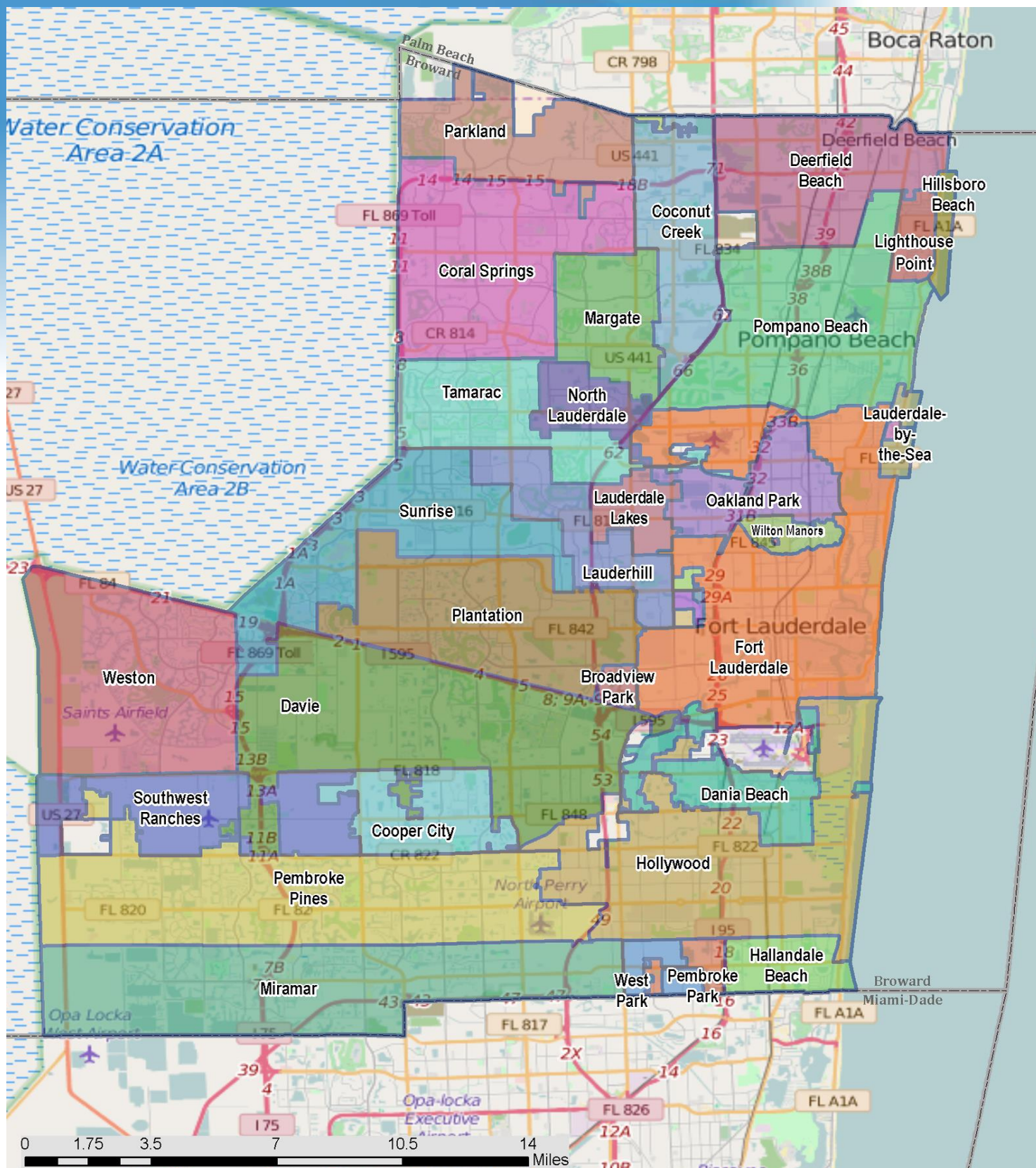
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## Reference Map - Countywide

### Municipalities and Census-Designated Places\*



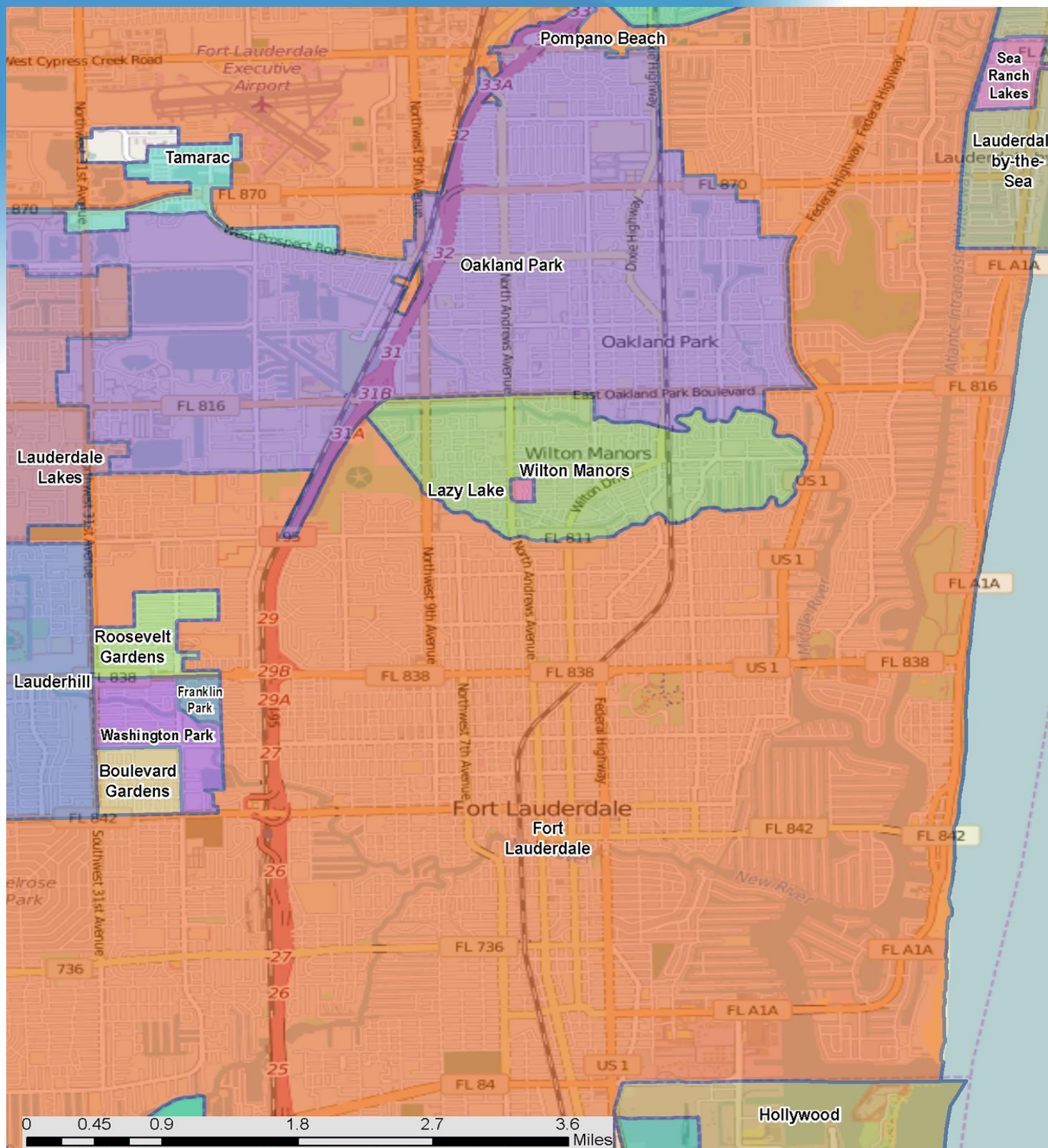
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## Reference Map - East Central Broward

### Municipalities and Census-Designated Places\*



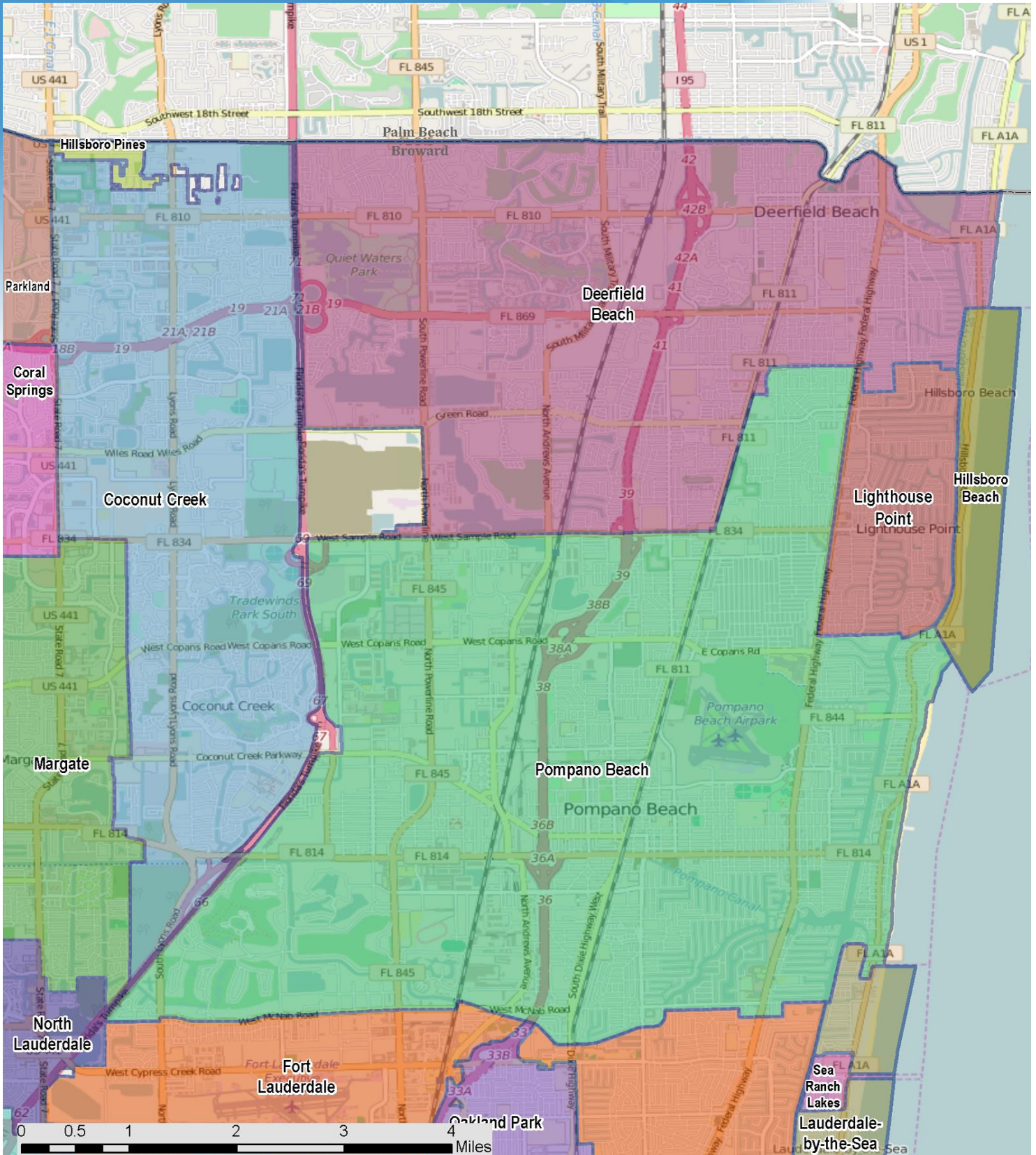
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## Reference Map - Northeast Broward

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