

Broward County Local Residential Market Metrics - Q3 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	3,118	-3.2%	669	-9.0%	\$624,000	1.5%	\$817,628	3.5%
Boulevard Gardens (CDP)	4	-50.0%	2	-33.3%	\$302,500	-21.9%	\$302,475	-27.1%
Broadview Park (CDP)	11	37.5%	2	N/A	\$459,000	0.9%	\$457,264	2.3%
Coconut Creek (City)	72	4.3%	14	27.3%	\$599,500	1.6%	\$605,949	-1.0%
Cooper City (City)	78	-1.3%	11	-52.2%	\$704,500	-2.8%	\$831,145	1.2%
Coral Springs (City)	261	6.1%	44	18.9%	\$681,000	-2.7%	\$721,826	-0.4%
Dania Beach (City)	45	25.0%	13	116.7%	\$565,000	2.5%	\$608,808	-4.3%
Davie (Town)	148	23.3%	39	14.7%	\$785,000	-1.9%	\$1,002,120	1.2%
Deerfield Beach (City)	89	-26.4%	25	-19.4%	\$520,000	2.7%	\$624,540	0.3%
Fort Lauderdale (City)	361	-5.5%	113	-7.4%	\$700,000	16.7%	\$1,324,429	21.4%
Franklin Park (CDP)	2	100.0%	1	N/A	\$329,950	-33.3%	\$329,950	-33.3%
Hallandale Beach (City)	20	5.3%	7	-22.2%	\$420,000	-16.0%	\$1,464,470	103.4%
Hillsboro Beach (Town)	1	N/A	1	N/A	\$27,100,000	N/A	\$27,100,000	N/A
Hillsboro Pines (CDP)	1	N/A	1	N/A	\$900,000	N/A	\$400,000	N/A
Hollywood (City)	268	-4.6%	67	-1.5%	\$555,000	-0.4%	\$682,903	-1.5%
Lauderdale Lakes (City)	28	-9.7%	3	-40.0%	\$402,500	-8.5%	\$400,928	-10.2%
Lauderdale-by-the-Sea (Town)	15	66.7%	10	150.0%	\$1,125,000	37.5%	\$1,250,333	-7.0%
Lauderhill (City)	71	-4.1%	11	83.3%	\$447,000	-2.3%	\$450,547	-3.4%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	36	-12.2%	19	-9.5%	\$1,635,000	28.2%	\$2,087,305	-3.2%
Margate (City)	96	-5.9%	8	-27.3%	\$470,000	-5.0%	\$469,554	-1.6%
Miramar (City)	214	15.1%	27	17.4%	\$610,000	1.2%	\$662,944	-5.5%
North Lauderdale (City)	46	24.3%	5	25.0%	\$400,000	-7.0%	\$394,203	-6.3%
Oakland Park (City)	98	-2.0%	16	-20.0%	\$530,000	2.9%	\$596,662	5.7%
Parkland (City)	131	-9.0%	31	-26.2%	\$1,120,000	1.8%	\$1,160,030	-7.1%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	245	0.4%	32	-13.5%	\$655,000	-2.2%	\$684,300	-0.9%
Plantation (City)	174	-6.5%	48	9.1%	\$691,000	3.9%	\$829,660	4.5%
Pompano Beach (City)	154	-10.5%	35	-47.0%	\$499,950	8.9%	\$734,413	6.2%
Roosevelt Gardens (CDP)	4	-63.6%	1	0.0%	\$457,000	20.4%	\$428,500	13.0%
Sea Ranch Lakes (Village)	2	-33.3%	1	0.0%	\$1,850,000	-31.5%	\$1,850,000	-53.0%
Southwest Ranches (Town)	12	-45.5%	4	-55.6%	\$1,474,500	-2.5%	\$2,022,765	-0.1%
Sunrise (City)	110	-21.4%	16	0.0%	\$525,000	-1.4%	\$517,375	-5.8%
Tamarac (City)	132	-12.0%	17	-19.0%	\$400,000	0.0%	\$426,185	-0.4%
Washington Park (CDP)	5	0.0%	0	N/A	\$417,000	-0.5%	\$414,600	-2.9%
West Park (City)	17	-55.3%	3	0.0%	\$430,000	-5.5%	\$436,888	-4.5%
Weston (City)	144	5.1%	32	-28.9%	\$905,000	-5.7%	\$1,058,773	-6.5%
Wilton Manors (City)	43	10.3%	20	17.6%	\$780,000	2.3%	\$907,315	0.8%

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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.
Broward County	\$2.5 Billion	0.2%	94.7%	-1.3%	49 Days	40.0%	4,245	-9.2%
Boulevard Gardens (CDP)	\$1.2 Million	-63.5%	91.3%	-9.2%	4 Days	-90.7%	10	100.0%
Broadview Park (CDP)	\$5.0 Million	40.7%	91.2%	-7.2%	55 Days	-11.3%	16	0.0%
Coconut Creek (City)	\$43.6 Million	3.3%	95.9%	-0.7%	39 Days	0.0%	75	-32.4%
Cooper City (City)	\$64.8 Million	-0.1%	94.3%	-2.7%	63 Days	152.0%	81	-23.6%
Coral Springs (City)	\$188.4 Million	5.7%	96.0%	-1.0%	41 Days	17.1%	289	-10.8%
Dania Beach (City)	\$27.4 Million	19.6%	94.4%	0.4%	67 Days	103.0%	77	1.3%
Davie (Town)	\$148.3 Million	24.8%	94.0%	-2.5%	45 Days	87.5%	200	2.0%
Deerfield Beach (City)	\$55.6 Million	-26.2%	94.5%	0.3%	42 Days	27.3%	151	-9.6%
Fort Lauderdale (City)	\$478.1 Million	14.8%	92.4%	-1.8%	70 Days	52.2%	546	-10.8%
Franklin Park (CDP)	\$659,900	33.3%	60.5%	-35.2%	162 Days	-4.7%	3	200.0%
Hallandale Beach (City)	\$29.3 Million	114.1%	92.2%	-4.8%	79 Days	68.1%	45	0.0%
Hillsboro Beach (Town)	\$27.1 Million	N/A	97.0%	N/A	114 Days	N/A	1	N/A
Hillsboro Pines (CDP)	\$400,000	N/A	85.7%	N/A	129 Days	N/A	0	-100.0%
Hollywood (City)	\$183.0 Million	-6.1%	94.0%	-1.1%	54 Days	28.6%	467	1.1%
Lauderdale Lakes (City)	\$11.2 Million	-18.9%	96.0%	2.0%	22 Days	-33.3%	33	-31.3%
Lauderdale-by-the-Sea (Town)	\$18.8 Million	55.0%	86.3%	-5.1%	129 Days	248.6%	12	-14.3%
Lauderhill (City)	\$32.0 Million	-7.3%	96.9%	-0.7%	51 Days	82.1%	97	-9.3%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$75.1 Million	-15.0%	90.8%	2.1%	56 Days	-25.3%	52	-7.1%
Margate (City)	\$45.1 Million	-7.3%	96.4%	-0.8%	52 Days	57.6%	129	-2.3%
Miramar (City)	\$141.9 Million	8.7%	95.8%	-1.2%	41 Days	13.9%	278	0.7%
North Lauderdale (City)	\$18.1 Million	16.5%	98.0%	-2.0%	37 Days	146.7%	66	6.5%
Oakland Park (City)	\$58.5 Million	3.6%	92.4%	-2.2%	63 Days	53.7%	125	-23.3%
Parkland (City)	\$152.0 Million	-15.5%	95.3%	0.5%	39 Days	-4.9%	130	-22.2%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Pembroke Pines (City)	\$167.7 Million	-0.5%	95.7%	-1.8%	41 Days	86.4%	285	-18.8%
Plantation (City)	\$144.4 Million	-2.3%	94.7%	-1.0%	39 Days	2.6%	180	-17.8%
Pompano Beach (City)	\$113.1 Million	-4.9%	93.1%	-0.9%	59 Days	20.4%	234	-8.9%
Roosevelt Gardens (CDP)	\$1.7 Million	-58.9%	95.1%	-4.9%	63 Days	80.0%	10	150.0%
Sea Ranch Lakes (Village)	\$3.7 Million	-68.6%	80.5%	-19.5%	112 Days	N/A	2	-71.4%
Southwest Ranches (Town)	\$24.3 Million	-45.5%	87.7%	-6.6%	67 Days	139.3%	39	8.3%
Sunrise (City)	\$56.9 Million	-26.0%	97.1%	-0.3%	36 Days	33.3%	164	0.0%
Tamarac (City)	\$56.3 Million	-12.4%	96.1%	-1.2%	62 Days	93.8%	164	-23.7%
Washington Park (CDP)	\$2.1 Million	-2.9%	94.8%	-1.8%	39 Days	-49.4%	16	100.0%
West Park (City)	\$7.4 Million	-57.3%	96.3%	-3.1%	30 Days	-14.3%	56	24.4%
Weston (City)	\$152.5 Million	-1.7%	93.8%	-1.6%	46 Days	100.0%	190	-1.6%
Wilton Manors (City)	\$39.0 Million	11.2%	91.8%	1.8%	106 Days	45.2%	67	3.1%

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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	3,359	-0.8%	1,482	-3.9%	5,311	13.8%	5.4	17.4%
Boulevard Gardens (CDP)	7	-30.0%	3	0.0%	10	66.7%	7.5	108.3%
Broadview Park (CDP)	12	33.3%	2	-33.3%	20	42.9%	6.7	55.8%
Coconut Creek (City)	74	7.2%	23	-34.3%	78	-8.2%	3.4	-8.1%
Cooper City (City)	82	15.5%	34	30.8%	99	19.3%	4.1	24.2%
Coral Springs (City)	273	11.9%	107	20.2%	273	-3.5%	3.6	-7.7%
Dania Beach (City)	41	-4.7%	16	-27.3%	121	55.1%	9.9	62.3%
Davie (Town)	151	9.4%	66	1.5%	215	22.9%	4.6	15.0%
Deerfield Beach (City)	105	-10.3%	45	-11.8%	168	10.5%	5.4	28.6%
Fort Lauderdale (City)	357	-15.6%	174	-25.0%	929	13.4%	7.9	21.5%
Franklin Park (CDP)	2	0.0%	0	-100.0%	6	500.0%	14.4	500.0%
Hallandale Beach (City)	23	0.0%	8	-33.3%	79	38.6%	12.2	16.2%
Hillsboro Beach (Town)	1	N/A	1	N/A	4	100.0%	9.6	20.0%
Hillsboro Pines (CDP)	2	100.0%	0	-100.0%	0	N/A	0.0	N/A
Hollywood (City)	280	-3.8%	125	5.0%	612	15.9%	7.5	21.0%
Lauderdale Lakes (City)	36	20.0%	20	100.0%	40	-2.4%	4.5	18.4%
Lauderdale-by-the-Sea (Town)	12	33.3%	1	-66.7%	27	0.0%	8.1	-10.0%
Lauderhill (City)	98	8.9%	52	0.0%	95	37.7%	4.1	36.7%
Lazy Lake (Village)	0	N/A	1	N/A	0	-100.0%	0.0	N/A
Lighthouse Point (City)	42	-4.5%	24	41.2%	99	4.2%	7.9	3.9%
Margate (City)	100	-8.3%	49	-7.5%	144	32.1%	5.0	66.7%
Miramar (City)	242	27.4%	94	-1.1%	298	22.6%	4.8	14.3%
North Lauderdale (City)	60	20.0%	31	-11.4%	59	63.9%	4.3	79.2%
Oakland Park (City)	101	-11.4%	31	-38.0%	180	4.7%	5.7	3.6%
Parkland (City)	108	-22.9%	47	-14.5%	145	-11.6%	3.6	-7.7%
Pembroke Park (Town)	0	N/A	0	N/A	1	0.0%	0.0	N/A
Pembroke Pines (City)	256	-0.8%	114	-5.0%	280	8.1%	3.7	2.8%
Plantation (City)	186	2.8%	73	2.8%	206	-9.6%	3.9	-4.9%
Pompano Beach (City)	180	-2.7%	95	20.3%	310	12.3%	6.4	18.5%
Roosevelt Gardens (CDP)	4	-55.6%	2	100.0%	17	750.0%	15.7	1208.3%
Sea Ranch Lakes (Village)	1	-80.0%	0	-100.0%	7	-30.0%	12.0	20.0%
Southwest Ranches (Town)	20	-31.0%	14	-6.7%	88	29.4%	15.3	101.3%
Sunrise (City)	131	-11.5%	63	-7.4%	151	43.8%	4.1	57.7%
Tamarac (City)	145	-11.0%	63	-11.3%	216	22.7%	5.3	39.5%
Washington Park (CDP)	5	-37.5%	4	-42.9%	22	46.7%	12.0	53.8%
West Park (City)	36	-7.7%	26	13.0%	52	33.3%	5.5	41.0%
Weston (City)	156	20.9%	73	14.1%	224	9.8%	5.4	20.0%
Wilton Manors (City)	47	30.6%	17	41.7%	97	4.3%	6.7	-2.9%

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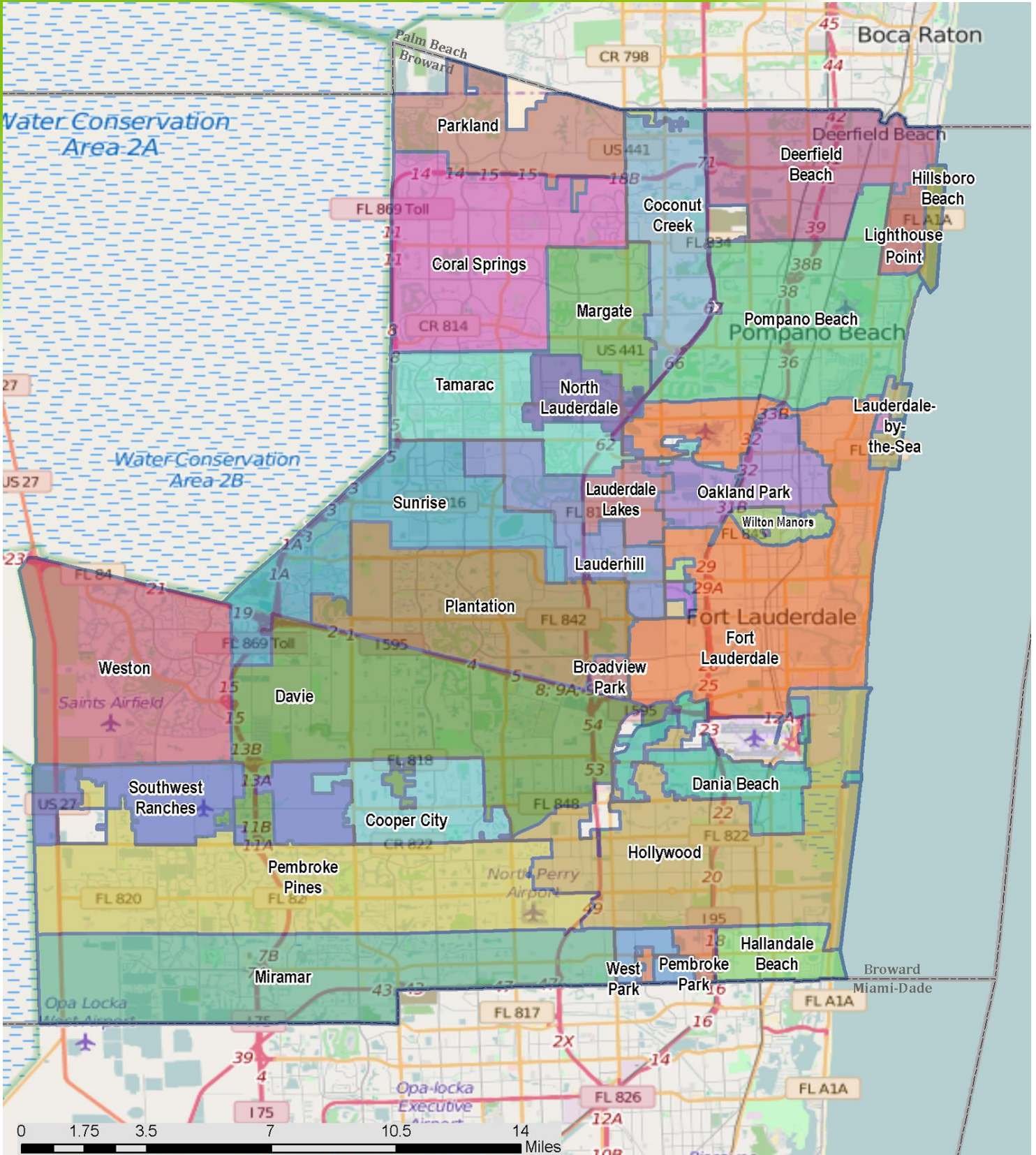
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Reference Map - Countywide

Municipalities and Census-Designated Places*

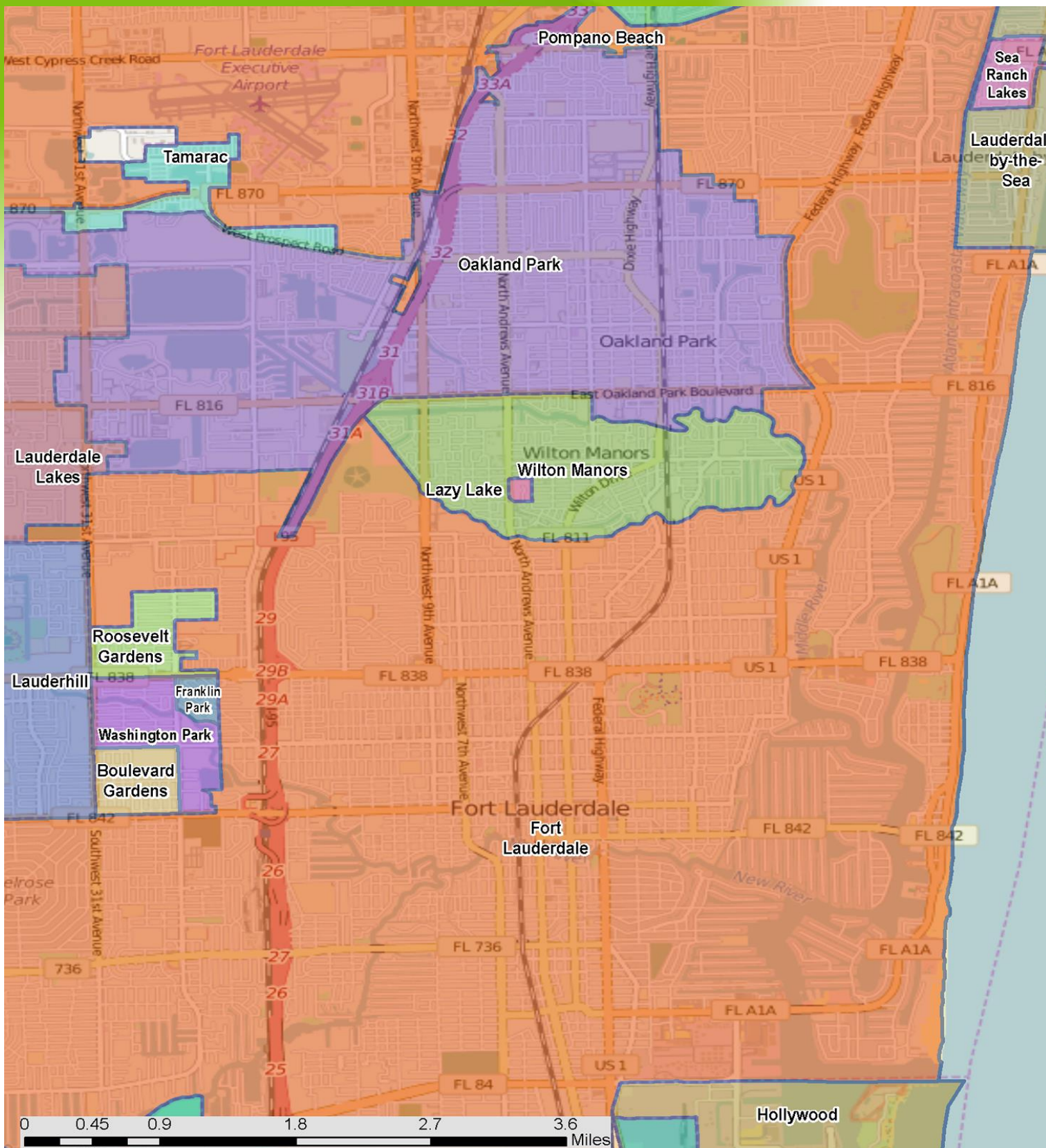


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Reference Map - East Central Broward

Municipalities and Census-Designated Places*

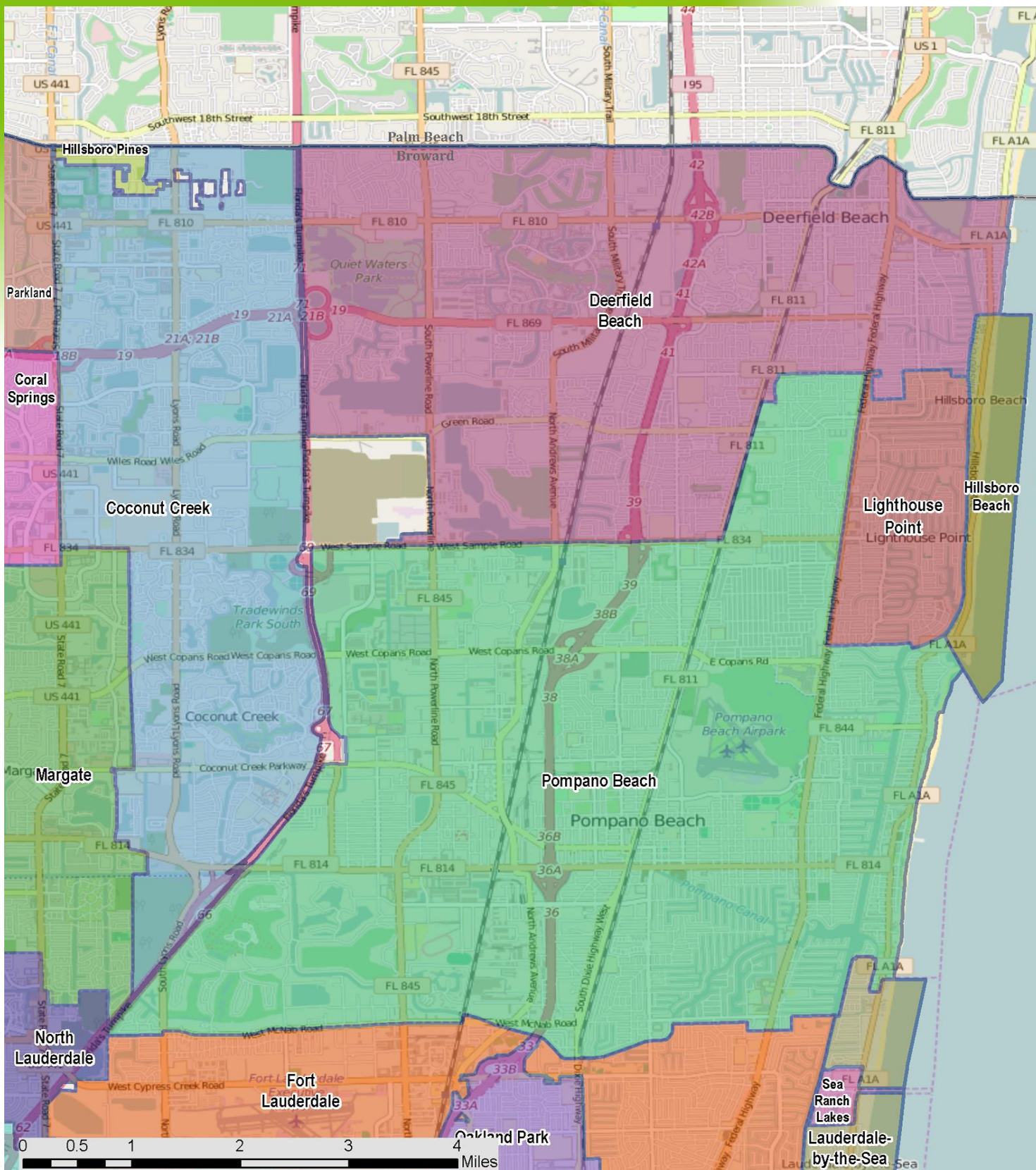


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Reference Map - Northeast Broward

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