

Broward County Local Residential Market Metrics - Q3 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	2,994	-5.3%	1,582	6.7%	\$263,000	-4.4%	\$345,386	-1.3%
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	-3.1%	64	33.3%	\$215,000	-20.4%	\$226,371	-19.3%
Cooper City (City)	14	-26.3%	6	20.0%	\$492,500	9.4%	\$441,071	-3.4%
Coral Springs (City)	115	-13.5%	48	-5.9%	\$220,000	-5.4%	\$257,281	-5.0%
Dania Beach (City)	43	13.2%	23	15.0%	\$245,000	-9.3%	\$275,081	-9.6%
Davie (Town)	135	8.0%	59	51.3%	\$260,000	-23.5%	\$289,275	-14.1%
Deerfield Beach (City)	207	-4.2%	124	12.7%	\$183,500	-23.5%	\$240,032	-15.1%
Fort Lauderdale (City)	426	21.0%	265	22.1%	\$405,000	-11.5%	\$611,244	-8.3%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	145	-2.7%	95	2.2%	\$268,000	-2.5%	\$394,657	7.5%
Hillsboro Beach (Town)	17	6.3%	14	40.0%	\$485,000	-22.4%	\$590,809	-17.5%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	199	-14.2%	117	-7.9%	\$325,000	12.7%	\$430,006	22.6%
Lauderdale Lakes (City)	44	-31.3%	27	-15.6%	\$112,500	-15.7%	\$123,793	-12.4%
Lauderdale-by-the-Sea (Town)	41	7.9%	28	-3.4%	\$538,750	23.1%	\$781,781	40.0%
Lauderhill (City)	90	-26.2%	53	-19.7%	\$135,000	-12.9%	\$165,980	-8.7%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	17	-29.2%	11	-35.3%	\$295,000	66.2%	\$299,806	26.8%
Margate (City)	100	-20.6%	49	2.1%	\$136,000	-20.0%	\$186,295	-11.9%
Miramar (City)	73	-6.4%	25	38.9%	\$355,000	-18.1%	\$341,674	-20.2%
North Lauderdale (City)	39	-26.4%	11	-26.7%	\$278,500	11.4%	\$251,671	-1.6%
Oakland Park (City)	68	-15.0%	29	-19.4%	\$190,000	-13.6%	\$237,956	-1.9%
Parkland (City)	8	-33.3%	3	-40.0%	\$586,000	-7.7%	\$606,125	-1.7%
Pembroke Park (Town)	1	N/A	1	N/A	\$145,000	N/A	\$145,000	N/A
Pembroke Pines (City)	233	-9.0%	107	-2.7%	\$252,500	-11.4%	\$288,974	-6.1%
Plantation (City)	120	-12.4%	38	0.0%	\$275,600	-14.5%	\$280,384	-13.3%
Pompano Beach (City)	280	12.9%	158	18.8%	\$250,000	-9.1%	\$376,524	-8.0%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	1	-50.0%	0	-100.0%	\$555,000	-17.1%	\$555,000	-17.1%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	173	-19.9%	95	-2.1%	\$165,000	-19.3%	\$221,265	-7.3%
Tamarac (City)	186	-7.9%	87	17.6%	\$191,800	-14.8%	\$226,229	-10.6%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	2	N/A	0	N/A	\$297,000	N/A	\$297,000	N/A
Weston (City)	56	9.8%	28	40.0%	\$370,000	-17.5%	\$412,400	-10.7%
Wilton Manors (City)	40	8.1%	17	-10.5%	\$262,750	-14.6%	\$351,024	-4.1%

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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	\$1.0 Billion	-6.6%	91.3%	-3.0%	77 Days	37.5%	5,322	-11.2%
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)	\$28.3 Million	-21.8%	90.5%	-4.3%	89 Days	74.5%	187	-9.2%
Cooper City (City)	\$6.2 Million	-28.8%	96.8%	0.2%	38 Days	11.8%	22	-37.1%
Coral Springs (City)	\$29.6 Million	-17.9%	91.8%	-3.3%	73 Days	82.5%	222	-20.4%
Dania Beach (City)	\$11.8 Million	2.3%	91.4%	-3.0%	76 Days	28.8%	47	-46.6%
Davie (Town)	\$39.1 Million	-7.2%	93.2%	-3.6%	65 Days	103.1%	187	-14.2%
Deerfield Beach (City)	\$49.7 Million	-18.7%	88.9%	-4.6%	73 Days	23.7%	353	-5.9%
Fort Lauderdale (City)	\$260.4 Million	11.0%	90.2%	-2.0%	91 Days	18.2%	716	-7.0%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$57.2 Million	4.6%	89.5%	-1.4%	108 Days	18.7%	394	-8.2%
Hillsboro Beach (Town)	\$10.0 Million	-12.3%	83.8%	-4.3%	89 Days	17.1%	38	-7.3%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$85.6 Million	5.1%	90.2%	-2.3%	78 Days	20.0%	432	-15.6%
Lauderdale Lakes (City)	\$5.4 Million	-39.8%	90.4%	-2.1%	116 Days	26.1%	121	0.0%
Lauderdale-by-the-Sea (Town)	\$32.1 Million	51.0%	90.0%	-4.1%	85 Days	6.3%	62	-11.4%
Lauderhill (City)	\$14.9 Million	-32.7%	90.1%	-4.6%	92 Days	21.1%	263	-2.6%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$5.1 Million	-10.2%	91.3%	-3.2%	103 Days	110.2%	42	-6.7%
Margate (City)	\$18.6 Million	-30.1%	92.6%	-3.0%	68 Days	19.3%	160	-22.0%
Miramar (City)	\$24.9 Million	-25.3%	95.7%	-2.5%	56 Days	115.4%	137	-2.1%
North Lauderdale (City)	\$9.8 Million	-27.6%	92.5%	-4.6%	80 Days	70.2%	63	-18.2%
Oakland Park (City)	\$16.2 Million	-16.6%	92.3%	-1.6%	70 Days	12.9%	128	-3.8%
Parkland (City)	\$4.8 Million	-34.5%	92.1%	-4.4%	84 Days	320.0%	12	-33.3%
Pembroke Park (Town)	\$145,000	N/A	100.0%	N/A	12 Days	N/A	5	25.0%
Pembroke Pines (City)	\$67.3 Million	-14.5%	93.6%	-1.6%	61 Days	19.6%	401	-4.5%
Plantation (City)	\$33.6 Million	-24.1%	92.7%	-3.8%	62 Days	47.6%	192	-12.3%
Pompano Beach (City)	\$105.4 Million	3.8%	90.0%	-2.3%	94 Days	32.4%	467	-6.0%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	\$555,000	-58.6%	79.9%	-15.1%	143 Days	180.4%	1	-75.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$38.3 Million	-25.7%	91.3%	-2.8%	63 Days	8.6%	288	-17.7%
Tamarac (City)	\$42.1 Million	-17.7%	91.1%	-3.6%	69 Days	27.8%	296	-13.2%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$594,000	N/A	99.4%	N/A	39 Days	N/A	0	-100.0%
Weston (City)	\$23.1 Million	-2.0%	93.1%	-4.5%	47 Days	17.5%	90	-1.1%
Wilton Manors (City)	\$14.0 Million	3.7%	92.7%	-1.2%	62 Days	12.7%	42	-14.3%

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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	3,203	-1.6%	1,432	-4.1%	10,894	14.3%	11.6	33.3%
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)	151	17.1%	80	40.4%	343	4.3%	9.2	24.3%
Cooper City (City)	12	-45.5%	3	-66.7%	29	45.0%	4.7	23.7%
Coral Springs (City)	140	0.7%	61	0.0%	371	23.3%	11.7	51.9%
Dania Beach (City)	43	2.4%	19	5.6%	124	-6.1%	9.9	17.9%
Davie (Town)	129	3.2%	47	-9.6%	248	7.4%	6.7	6.3%
Deerfield Beach (City)	207	3.5%	93	-6.1%	718	23.2%	11.0	50.7%
Fort Lauderdale (City)	430	16.5%	173	-1.7%	1,515	1.5%	11.3	3.7%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	152	-13.1%	67	-21.2%	1,065	23.1%	20.4	41.7%
Hillsboro Beach (Town)	21	31.3%	12	100.0%	78	9.9%	13.6	13.3%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	233	-6.8%	114	7.5%	1,095	13.4%	16.2	38.5%
Lauderdale Lakes (City)	48	-12.7%	29	-3.3%	383	41.9%	26.7	128.2%
Lauderdale-by-the-Sea (Town)	39	-11.4%	15	-40.0%	128	7.6%	8.4	7.7%
Lauderhill (City)	121	-9.0%	60	-29.4%	610	14.4%	19.1	57.9%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	18	-28.0%	8	-20.0%	81	19.1%	15.9	112.0%
Margate (City)	106	-17.2%	49	-9.3%	331	20.8%	10.1	50.7%
Miramar (City)	79	-19.4%	40	-21.6%	184	28.7%	7.1	20.3%
North Lauderdale (City)	51	2.0%	25	13.6%	104	22.4%	8.9	43.5%
Oakland Park (City)	71	-6.6%	28	-12.5%	244	14.0%	11.6	65.7%
Parkland (City)	10	0.0%	6	20.0%	16	-23.8%	4.0	-28.6%
Pembroke Park (Town)	1	0.0%	0	-100.0%	10	100.0%	13.3	121.7%
Pembroke Pines (City)	256	8.5%	113	28.4%	683	18.4%	9.5	35.7%
Plantation (City)	121	-20.9%	54	-27.0%	271	20.4%	7.4	34.5%
Pompano Beach (City)	276	10.0%	131	0.0%	948	13.1%	10.9	25.3%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	1	0.0%	0	N/A	4	-33.3%	9.6	-33.3%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	204	4.1%	89	17.1%	635	14.2%	13.5	51.7%
Tamarac (City)	198	-13.5%	93	-11.4%	548	20.2%	10.2	50.0%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	0	-100.0%	0	-100.0%	1	N/A	1.3	N/A
Weston (City)	59	0.0%	24	-4.0%	117	21.9%	6.5	27.5%
Wilton Manors (City)	35	0.0%	14	7.7%	65	-1.5%	6.0	20.0%

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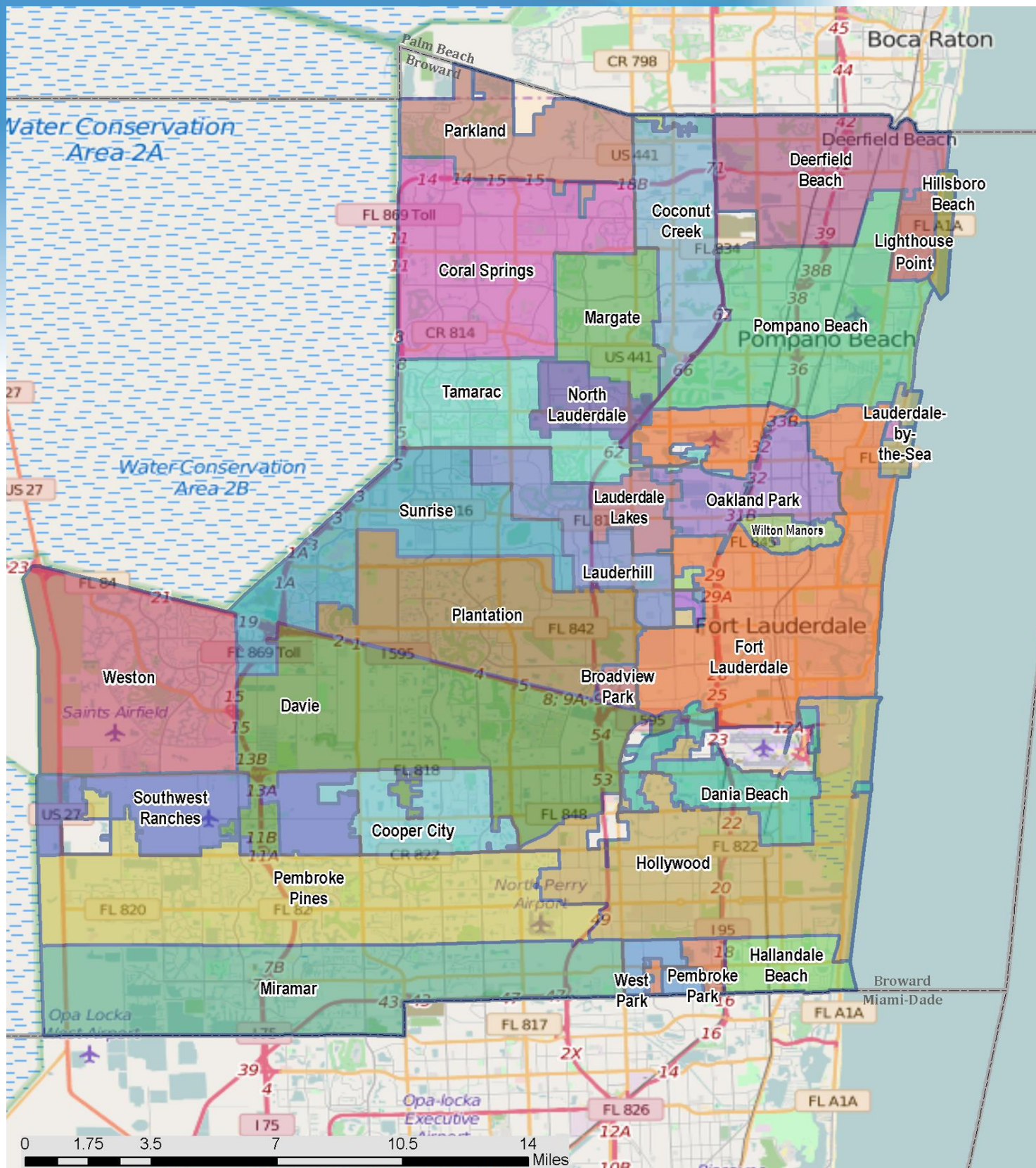
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Reference Map - Countywide

Municipalities and Census-Designated Places*

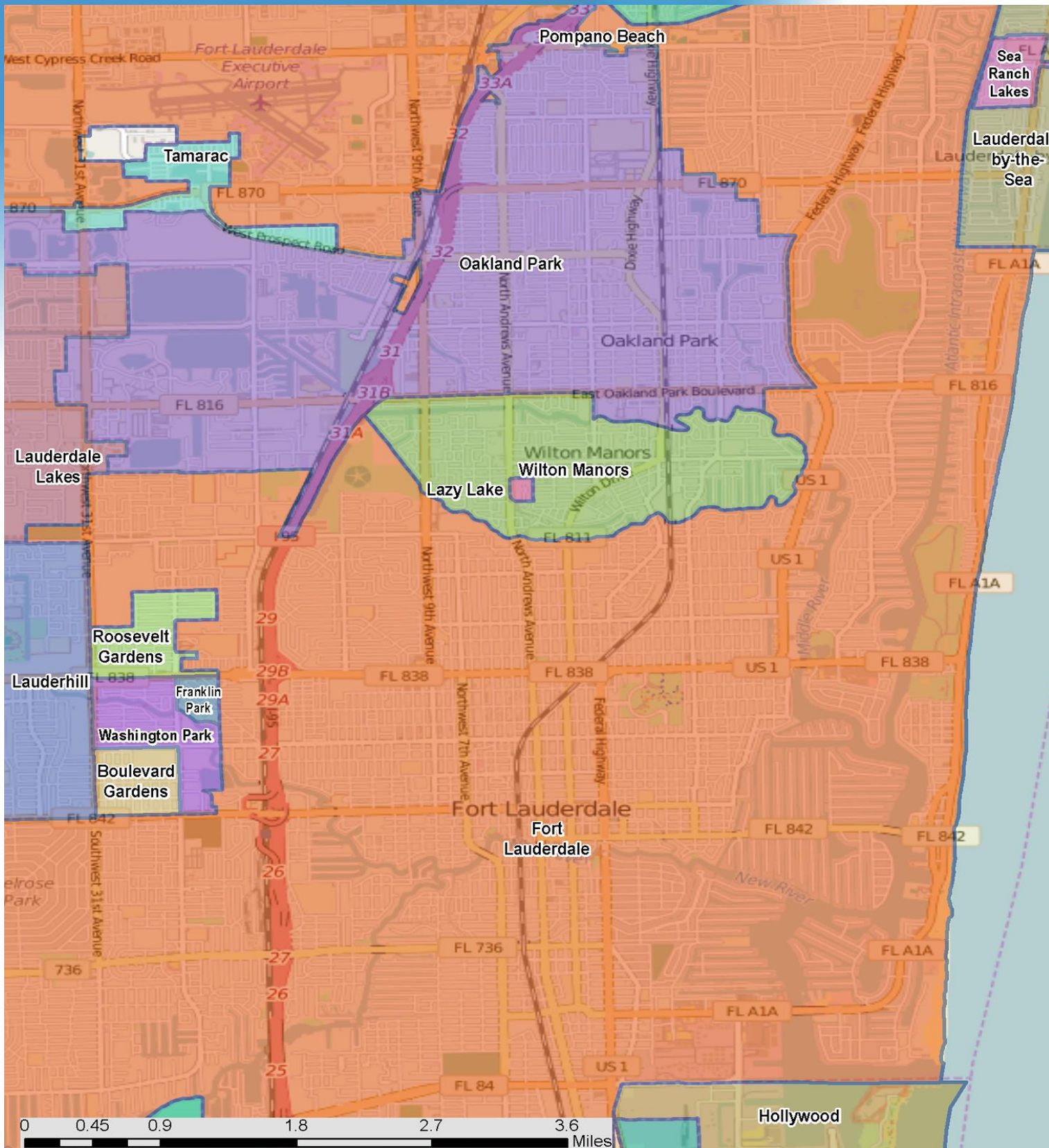


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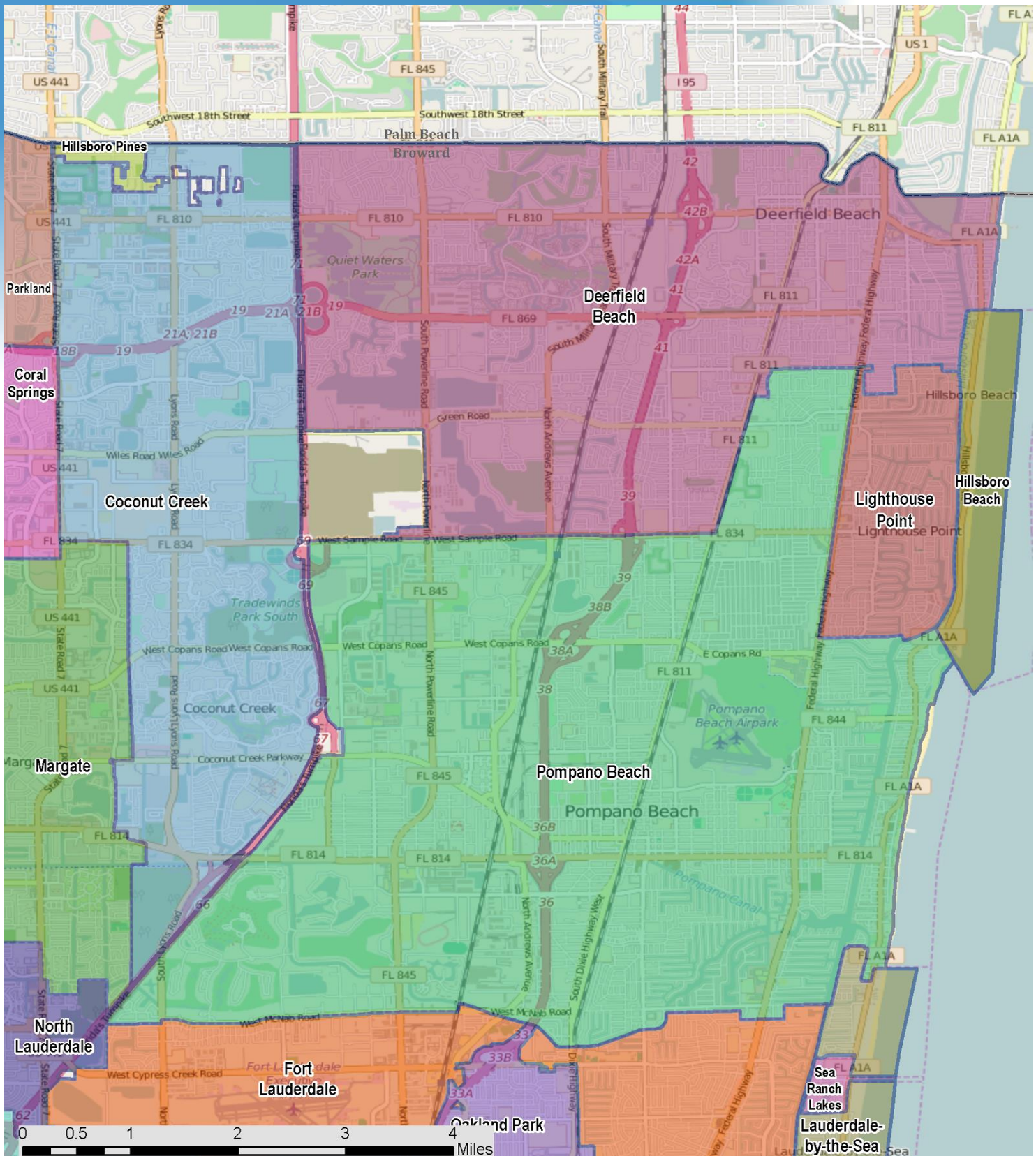
Reference Map - East Central Broward

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