

# Broward County Local Residential Market Metrics - Q4 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	3,006	9.1%	684	-0.1%	\$610,000	-0.8%	\$825,791	1.2%
Boulevard Gardens (CDP)	7	-12.5%	1	-50.0%	\$385,000	-9.1%	\$411,429	5.5%
Broadview Park (CDP)	8	14.3%	0	N/A	\$456,000	1.3%	\$457,488	-0.6%
Coconut Creek (City)	64	-12.3%	10	11.1%	\$576,700	-3.1%	\$594,111	0.0%
Cooper City (City)	68	4.6%	21	90.9%	\$722,500	-1.7%	\$856,791	-0.1%
Coral Springs (City)	241	21.1%	30	-9.1%	\$671,600	-3.2%	\$708,339	-0.8%
Dania Beach (City)	33	10.0%	7	-50.0%	\$489,500	-7.6%	\$530,664	-9.5%
Davie (Town)	131	3.1%	36	24.1%	\$744,800	-7.8%	\$946,579	-16.2%
Deerfield Beach (City)	99	1.0%	20	-35.5%	\$560,000	2.8%	\$597,181	-8.6%
Fort Lauderdale (City)	365	2.2%	128	-3.8%	\$750,000	11.9%	\$1,386,200	13.2%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	22	15.8%	6	0.0%	\$517,500	7.8%	\$1,082,864	50.3%
Hillsboro Beach (Town)	1	0.0%	0	N/A	\$26,799,000	95.6%	\$26,799,000	95.6%
Hillsboro Pines (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	253	7.2%	63	-21.3%	\$545,000	-5.2%	\$732,675	4.2%
Lauderdale Lakes (City)	22	-31.3%	4	100.0%	\$365,000	-18.0%	\$385,863	-10.6%
Lauderdale-by-the-Sea (Town)	6	-25.0%	5	-28.6%	\$1,252,500	35.8%	\$1,433,333	16.9%
Lauderhill (City)	73	10.6%	9	-18.2%	\$440,000	-3.8%	\$449,455	-1.1%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	49	63.3%	27	80.0%	\$1,088,000	-13.8%	\$1,484,612	-25.0%
Margate (City)	95	20.3%	14	75.0%	\$465,000	-2.6%	\$451,727	-4.1%
Miramar (City)	181	5.2%	23	-30.3%	\$620,000	-2.4%	\$674,143	-2.4%
North Lauderdale (City)	44	15.8%	8	60.0%	\$415,000	-10.9%	\$412,357	-8.6%
Oakland Park (City)	86	-7.5%	20	0.0%	\$492,750	-5.2%	\$561,746	2.2%
Parkland (City)	109	-7.6%	31	-6.1%	\$1,075,000	-6.5%	\$1,313,966	10.1%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	223	-3.9%	26	-16.1%	\$649,950	0.0%	\$680,421	0.3%
Plantation (City)	149	11.2%	40	-9.1%	\$675,000	-3.6%	\$795,523	2.0%
Pompano Beach (City)	161	22.0%	54	28.6%	\$563,500	21.2%	\$702,296	-10.9%
Roosevelt Gardens (CDP)	5	66.7%	1	N/A	\$480,000	5.5%	\$450,000	-2.7%
Sea Ranch Lakes (Village)	3	0.0%	2	0.0%	\$5,500,000	57.1%	\$6,875,000	82.6%
Southwest Ranches (Town)	23	9.5%	6	-40.0%	\$1,670,000	-33.2%	\$1,931,826	-16.5%
Sunrise (City)	141	39.6%	19	58.3%	\$500,000	-1.5%	\$504,419	-1.4%
Tamarac (City)	126	4.1%	21	5.0%	\$410,000	-2.8%	\$433,956	-3.0%
Washington Park (CDP)	7	0.0%	0	-100.0%	\$445,000	1.4%	\$458,857	12.9%
West Park (City)	32	28.0%	4	-33.3%	\$431,500	-1.9%	\$435,994	0.7%
Weston (City)	142	43.4%	33	32.0%	\$889,500	-3.8%	\$1,094,910	1.3%
Wilton Manors (City)	54	100.0%	21	110.0%	\$800,000	9.6%	\$880,888	-0.8%

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# Broward County Local Residential Market Metrics - Q4 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.
<b>Broward County</b>	<b>\$2.5 Billion</b>	<b>10.4%</b>	<b>94.4%</b>	<b>-0.9%</b>	<b>61 Days</b>	<b>41.9%</b>	<b>3,808</b>	<b>-3.7%</b>
Boulevard Gardens (CDP)	\$2.9 Million	-7.7%	98.6%	-1.4%	56 Days	143.5%	8	-11.1%
Broadview Park (CDP)	\$3.7 Million	13.6%	92.9%	-5.3%	72 Days	1.4%	11	-8.3%
Coconut Creek (City)	\$38.0 Million	-12.3%	95.5%	-0.7%	66 Days	37.5%	69	-11.5%
Cooper City (City)	\$58.3 Million	4.5%	93.1%	-2.7%	66 Days	15.8%	62	-27.1%
Coral Springs (City)	\$170.7 Million	20.2%	95.9%	-0.2%	52 Days	15.6%	231	-7.2%
Dania Beach (City)	\$17.5 Million	-0.4%	90.3%	-0.8%	35 Days	-5.4%	65	14.0%
Davie (Town)	\$124.0 Million	-13.6%	94.8%	1.8%	48 Days	-4.0%	144	-12.7%
Deerfield Beach (City)	\$59.1 Million	-7.7%	94.3%	-1.6%	60 Days	46.3%	110	-17.3%
Fort Lauderdale (City)	\$506.0 Million	15.7%	93.1%	-0.3%	59 Days	28.3%	572	-3.4%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-66.7%
Hallandale Beach (City)	\$23.8 Million	74.1%	89.7%	-4.9%	72 Days	140.0%	36	-10.0%
Hillsboro Beach (Town)	\$26.8 Million	95.6%	92.4%	1.1%	189 Days	350.0%	3	0.0%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Hollywood (City)	\$185.4 Million	11.7%	93.0%	-1.6%	78 Days	44.4%	385	-4.0%
Lauderdale Lakes (City)	\$8.5 Million	-38.5%	97.0%	1.6%	48 Days	-20.0%	38	-20.8%
Lauderdale-by-the-Sea (Town)	\$8.6 Million	-12.3%	85.0%	-7.8%	84 Days	162.5%	10	-52.4%
Lauderhill (City)	\$32.8 Million	9.4%	96.8%	-0.9%	60 Days	81.8%	87	-10.3%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$72.7 Million	22.5%	92.0%	1.0%	113 Days	91.5%	58	-1.7%
Margate (City)	\$42.9 Million	15.3%	95.5%	-2.2%	49 Days	63.3%	137	33.0%
Miramar (City)	\$122.0 Million	2.7%	95.8%	-0.3%	66 Days	100.0%	221	-6.8%
North Lauderdale (City)	\$18.1 Million	5.8%	96.6%	-1.5%	69 Days	146.4%	58	7.4%
Oakland Park (City)	\$48.3 Million	-5.5%	95.5%	0.0%	45 Days	-13.5%	128	4.1%
Parkland (City)	\$143.2 Million	1.7%	94.2%	0.3%	62 Days	14.8%	121	4.3%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Pembroke Pines (City)	\$151.7 Million	-3.6%	96.4%	0.0%	49 Days	36.1%	246	-8.6%
Plantation (City)	\$118.5 Million	13.4%	93.6%	-1.0%	79 Days	43.6%	175	5.4%
Pompano Beach (City)	\$113.1 Million	8.7%	93.3%	-1.4%	62 Days	55.0%	234	-2.1%
Roosevelt Gardens (CDP)	\$2.3 Million	62.2%	93.3%	-1.6%	40 Days	-66.7%	10	100.0%
Sea Ranch Lakes (Village)	\$20.6 Million	82.6%	85.5%	9.8%	304 Days	18.3%	2	N/A
Southwest Ranches (Town)	\$44.4 Million	-8.5%	88.5%	0.9%	67 Days	19.6%	22	-38.9%
Sunrise (City)	\$71.1 Million	37.7%	95.9%	-2.1%	54 Days	100.0%	142	-3.4%
Tamarac (City)	\$54.7 Million	1.0%	95.5%	-2.1%	61 Days	69.4%	169	-10.6%
Washington Park (CDP)	\$3.2 Million	12.9%	97.8%	0.0%	68 Days	-31.3%	14	27.3%
West Park (City)	\$14.0 Million	28.9%	96.8%	-0.3%	36 Days	16.1%	48	2.1%
Weston (City)	\$155.5 Million	45.3%	93.7%	-0.2%	63 Days	26.0%	158	27.4%
Wilton Manors (City)	\$47.6 Million	98.4%	91.5%	-4.6%	75 Days	17.2%	68	-10.5%

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## Single-Family Homes

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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	2,972	17.3%	1,209	24.4%	4,825	2.2%	4.8	4.3%
Boulevard Gardens (CDP)	5	25.0%	1	N/A	10	0.0%	8.0	53.8%
Broadview Park (CDP)	8	-11.1%	2	-33.3%	15	36.4%	4.9	40.0%
Coconut Creek (City)	70	14.8%	25	8.7%	59	-19.2%	2.7	-12.9%
Cooper City (City)	70	14.8%	29	61.1%	63	-25.0%	2.6	-18.8%
Coral Springs (City)	214	15.7%	68	7.9%	222	-14.9%	2.8	-20.0%
Dania Beach (City)	39	30.0%	17	54.5%	116	39.8%	9.3	34.8%
Davie (Town)	109	-10.7%	39	-11.4%	183	7.6%	3.9	0.0%
Deerfield Beach (City)	105	19.3%	40	21.2%	129	-7.2%	4.1	5.1%
Fort Lauderdale (City)	384	20.8%	160	1.3%	864	1.5%	7.3	9.0%
Franklin Park (CDP)	2	N/A	2	N/A	5	66.7%	15.0	108.3%
Hallandale Beach (City)	25	56.3%	9	50.0%	66	6.5%	9.8	-6.7%
Hillsboro Beach (Town)	1	0.0%	1	N/A	6	50.0%	14.4	20.0%
Hillsboro Pines (CDP)	0	-100.0%	0	N/A	1	0.0%	4.0	135.3%
Hollywood (City)	265	13.2%	117	44.4%	553	4.3%	6.6	6.5%
Lauderdale Lakes (City)	22	-47.6%	15	-16.7%	44	22.2%	5.5	66.7%
Lauderdale-by-the-Sea (Town)	10	42.9%	5	400.0%	24	-33.3%	7.6	-31.5%
Lauderhill (City)	64	16.4%	33	22.2%	98	11.4%	4.1	10.8%
Lazy Lake (Village)	0	-100.0%	1	-50.0%	0	N/A	0.0	N/A
Lighthouse Point (City)	45	50.0%	18	28.6%	89	-6.3%	6.3	-18.2%
Margate (City)	101	40.3%	42	82.6%	143	21.2%	4.7	34.3%
Miramar (City)	201	19.6%	97	76.4%	258	5.3%	4.1	-2.4%
North Lauderdale (City)	47	42.4%	28	47.4%	63	28.6%	4.4	29.4%
Oakland Park (City)	96	24.7%	34	30.8%	168	-1.2%	5.4	0.0%
Parkland (City)	103	1.0%	37	8.8%	131	-10.3%	3.4	0.0%
Pembroke Park (Town)	1	N/A	1	N/A	1	N/A	0.0	N/A
Pembroke Pines (City)	199	1.5%	77	18.5%	250	-3.8%	3.3	-2.9%
Plantation (City)	134	11.7%	51	8.5%	195	-9.3%	3.6	-7.7%
Pompano Beach (City)	155	17.4%	67	15.5%	315	5.7%	6.2	5.1%
Roosevelt Gardens (CDP)	8	100.0%	2	N/A	18	260.0%	14.4	380.0%
Sea Ranch Lakes (Village)	5	150.0%	1	0.0%	4	-42.9%	6.9	6.2%
Southwest Ranches (Town)	23	64.3%	14	133.3%	75	7.1%	12.7	54.9%
Sunrise (City)	121	34.4%	34	-8.1%	144	17.1%	3.6	16.1%
Tamarac (City)	122	-4.7%	45	-11.8%	210	13.5%	5.1	21.4%
Washington Park (CDP)	12	50.0%	7	250.0%	19	90.0%	10.4	116.7%
West Park (City)	40	100.0%	25	150.0%	53	3.9%	5.3	1.9%
Weston (City)	132	45.1%	59	20.4%	195	16.8%	4.3	16.2%
Wilton Manors (City)	55	103.7%	17	88.9%	87	-23.7%	5.2	-41.6%

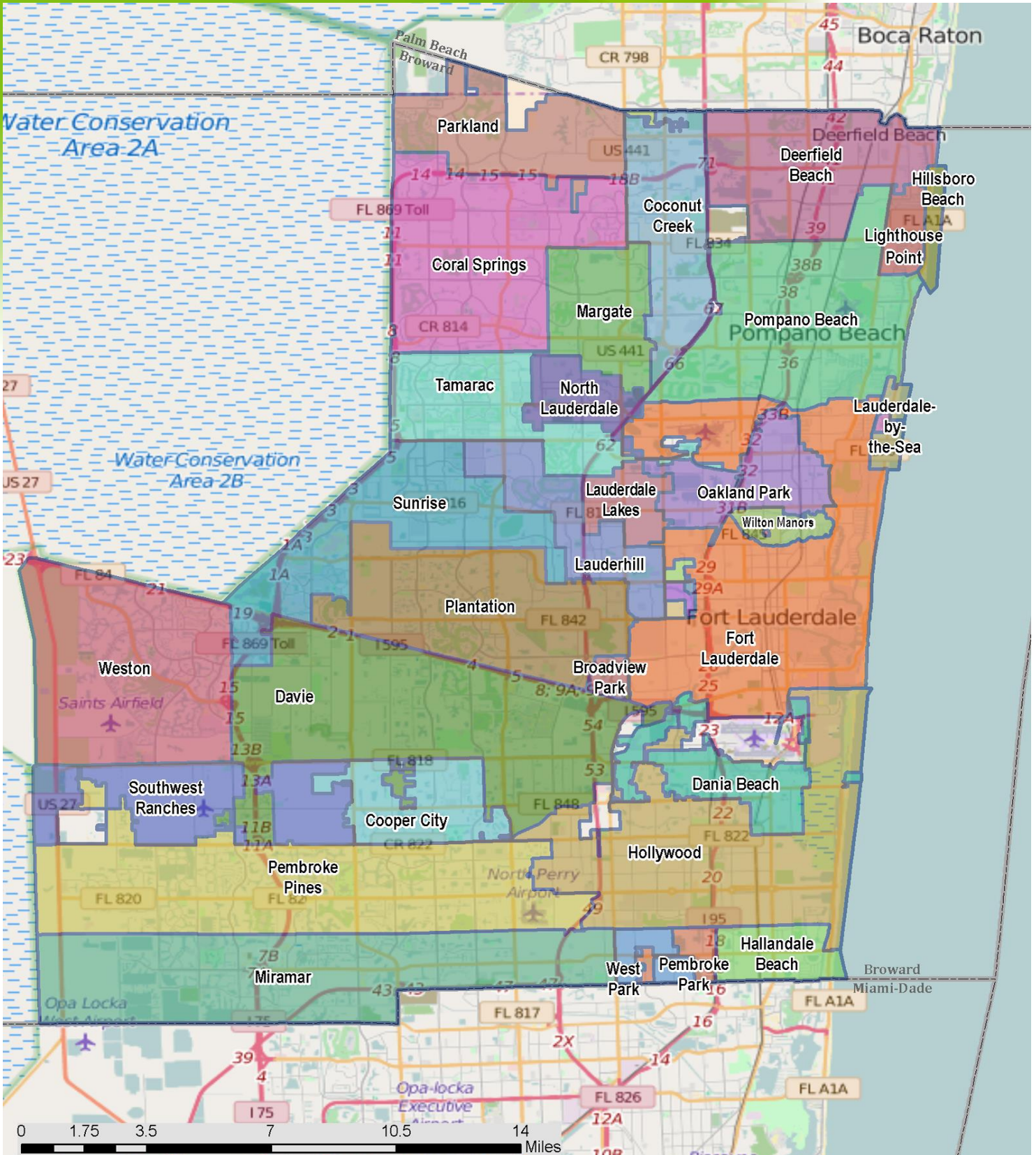
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## Reference Map - Countywide

### Municipalities and Census-Designated Places\*



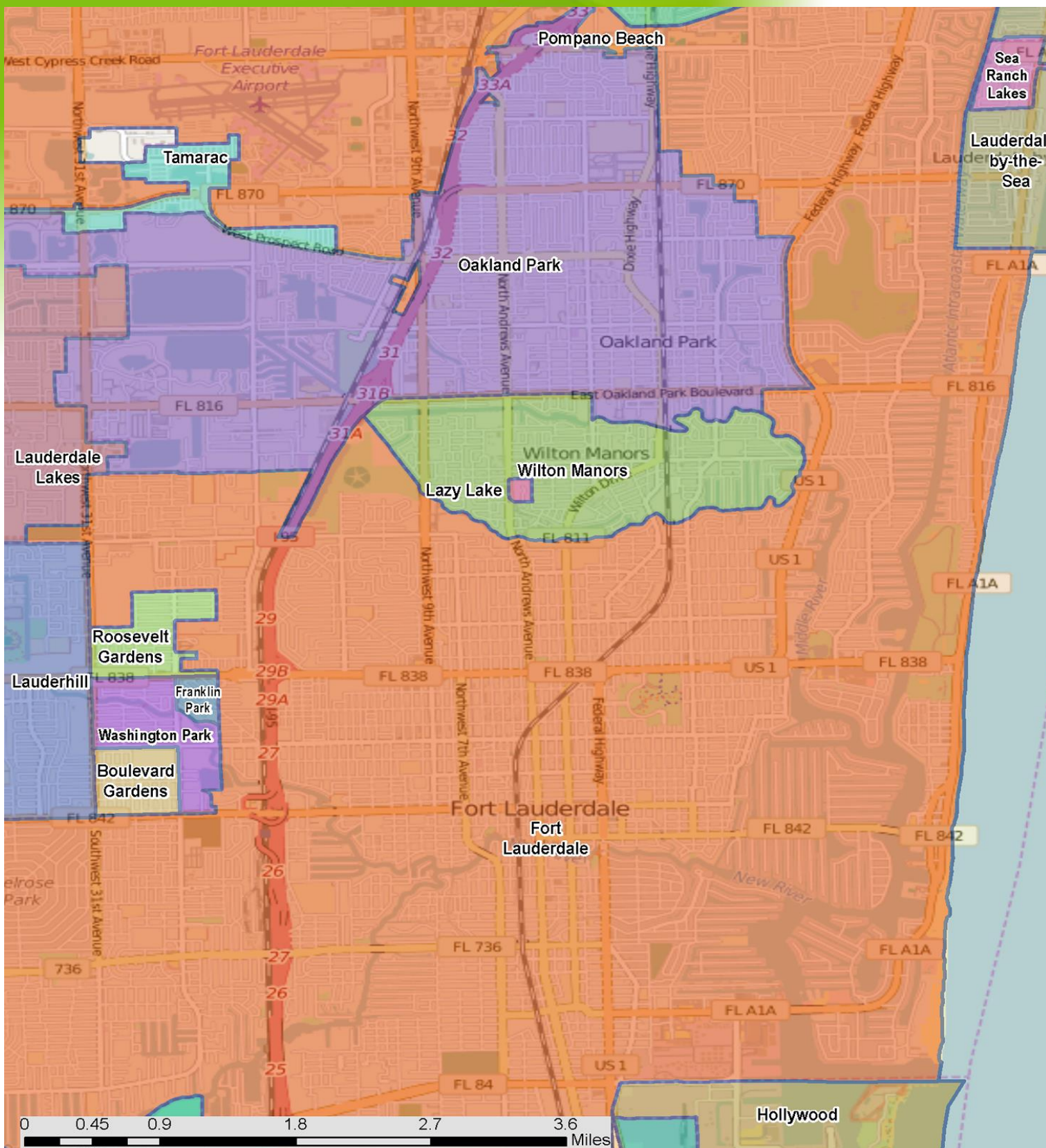
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## Reference Map - East Central Broward

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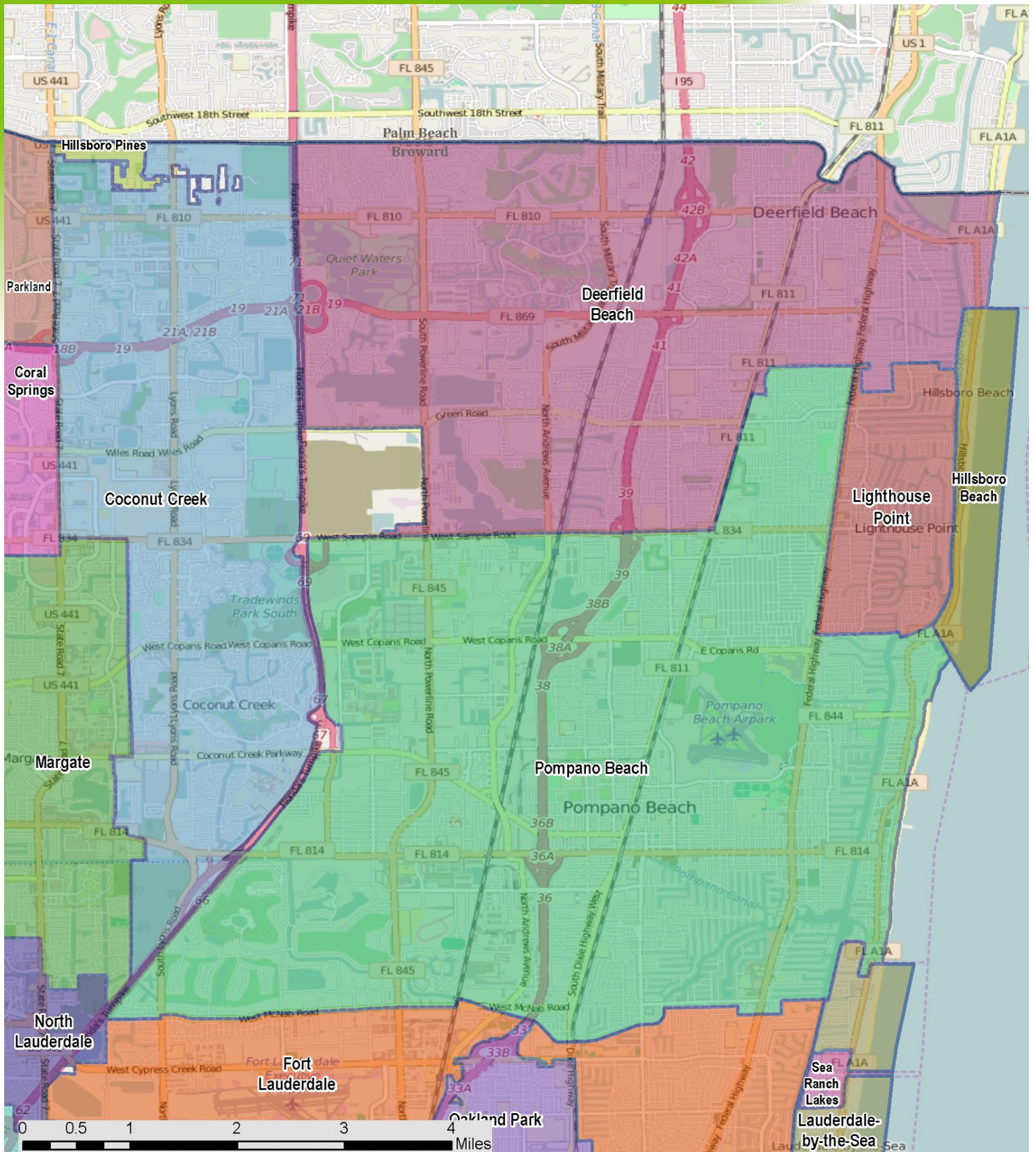
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## Reference Map - Northeast Broward

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