

Broward County Local Residential Market Metrics - 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	11,947	-1.9%	2,733	-9.0%	\$620,000	0.6%	\$843,640	2.5%
Boulevard Gardens (CDP)	15	-34.8%	4	-33.3%	\$385,000	-3.8%	\$384,127	-0.9%
Broadview Park (CDP)	37	-2.6%	4	100.0%	\$472,000	-2.3%	\$460,972	-2.8%
Coconut Creek (City)	264	-8.0%	45	-4.3%	\$580,000	-1.7%	\$605,269	-1.3%
Cooper City (City)	293	-7.9%	65	0.0%	\$735,000	0.8%	\$905,225	9.8%
Coral Springs (City)	953	5.9%	159	16.1%	\$680,000	-2.2%	\$717,729	-0.3%
Dania Beach (City)	150	4.2%	47	17.5%	\$545,000	-6.0%	\$590,164	-10.6%
Davie (Town)	565	9.3%	131	-2.2%	\$775,000	-5.5%	\$1,060,026	1.6%
Deerfield Beach (City)	376	-11.9%	97	-26.5%	\$546,000	2.1%	\$668,291	3.5%
Fort Lauderdale (City)	1,423	-6.2%	501	-11.0%	\$720,000	9.6%	\$1,442,740	15.0%
Franklin Park (CDP)	4	-20.0%	1	0.0%	\$361,950	1.2%	\$368,475	-6.2%
Hallandale Beach (City)	81	14.1%	26	-16.1%	\$485,000	-3.0%	\$984,899	13.9%
Hillsboro Beach (Town)	5	25.0%	4	33.3%	\$15,650,000	-2.5%	\$19,769,300	54.4%
Hillsboro Pines (CDP)	3	-57.1%	1	0.0%	\$592,500	-10.9%	\$528,333	-34.8%
Hollywood (City)	1,002	-3.1%	247	-14.5%	\$550,000	-0.5%	\$680,646	-2.3%
Lauderdale Lakes (City)	96	-26.7%	16	-5.9%	\$412,500	-7.7%	\$403,435	-8.9%
Lauderdale-by-the-Sea (Town)	38	-2.6%	26	-7.1%	\$1,200,000	7.9%	\$1,291,615	-13.0%
Lauderhill (City)	288	-0.3%	44	-2.2%	\$449,000	-0.1%	\$452,170	0.9%
Lazy Lake (Village)	2	N/A	2	N/A	\$1,005,000	N/A	\$1,005,000	N/A
Lighthouse Point (City)	169	14.2%	94	13.3%	\$1,310,000	1.2%	\$1,778,522	-6.1%
Margate (City)	363	-11.5%	35	-28.6%	\$465,000	-2.8%	\$461,215	-2.3%
Miramar (City)	749	5.9%	101	-9.8%	\$620,000	-0.6%	\$683,792	-2.6%
North Lauderdale (City)	172	-0.6%	19	-29.6%	\$411,000	-5.5%	\$409,024	-2.9%
Oakland Park (City)	371	-2.1%	82	-18.8%	\$500,000	-5.7%	\$570,533	-3.2%
Parkland (City)	468	-8.8%	139	-15.2%	\$1,132,500	0.7%	\$1,265,103	2.7%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	910	-0.3%	117	-5.6%	\$655,000	0.0%	\$688,636	0.9%
Plantation (City)	647	-2.0%	159	-8.1%	\$690,000	2.6%	\$827,211	4.8%
Pompano Beach (City)	610	1.3%	191	-2.6%	\$510,000	10.9%	\$721,857	1.1%
Roosevelt Gardens (CDP)	15	-25.0%	2	-33.3%	\$480,000	19.3%	\$448,720	17.8%
Sea Ranch Lakes (Village)	7	-46.2%	4	-42.9%	\$2,875,000	6.5%	\$4,990,781	54.2%
Southwest Ranches (Town)	71	-31.1%	27	-43.8%	\$1,710,252	-2.5%	\$2,188,122	-7.7%
Sunrise (City)	483	0.0%	58	-12.1%	\$519,950	1.0%	\$519,037	-0.1%
Tamarac (City)	496	-6.6%	67	-19.3%	\$410,000	1.2%	\$435,020	-1.5%
Washington Park (CDP)	22	-12.0%	1	-50.0%	\$415,000	-1.2%	\$431,100	3.6%
West Park (City)	121	2.5%	15	-6.3%	\$445,000	0.0%	\$444,344	1.2%
Weston (City)	544	1.1%	137	-11.6%	\$940,000	-1.1%	\$1,126,089	-1.5%
Wilton Manors (City)	200	30.7%	89	32.8%	\$799,500	5.2%	\$912,959	3.3%

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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	\$10.1 Billion	0.5%	94.9%	-1.1%	55 Days	44.7%	18,482	-0.9%
Boulevard Gardens (CDP)	\$5.8 Million	-35.4%	97.4%	-2.6%	48 Days	-25.0%	31	-3.1%
Broadview Park (CDP)	\$17.1 Million	-5.4%	95.7%	-3.2%	68 Days	51.1%	61	3.4%
Coconut Creek (City)	\$159.8 Million	-9.2%	95.9%	-1.0%	50 Days	25.0%	356	-10.6%
Cooper City (City)	\$265.2 Million	1.1%	94.6%	-1.7%	55 Days	66.7%	405	0.2%
Coral Springs (City)	\$684.0 Million	5.6%	95.9%	-0.9%	46 Days	24.3%	1,270	0.6%
Dania Beach (City)	\$88.5 Million	-6.9%	93.3%	0.2%	67 Days	42.6%	328	18.0%
Davie (Town)	\$598.9 Million	11.0%	94.6%	-0.9%	45 Days	32.4%	819	9.6%
Deerfield Beach (City)	\$251.3 Million	-8.9%	94.3%	-1.3%	61 Days	74.3%	572	-11.9%
Fort Lauderdale (City)	\$2.1 Billion	7.9%	93.0%	-1.0%	70 Days	27.3%	2,494	-3.0%
Franklin Park (CDP)	\$1.5 Million	-25.0%	93.4%	-0.5%	75 Days	25.0%	11	22.2%
Hallandale Beach (City)	\$79.8 Million	30.0%	91.4%	-2.0%	70 Days	66.7%	168	-0.6%
Hillsboro Beach (Town)	\$98.8 Million	93.0%	97.0%	10.1%	135 Days	117.7%	9	125.0%
Hillsboro Pines (CDP)	\$1.6 Million	-72.0%	85.7%	-11.9%	117 Days	963.6%	4	-42.9%
Hollywood (City)	\$682.0 Million	-5.4%	93.9%	-1.2%	62 Days	37.8%	1,835	2.1%
Lauderdale Lakes (City)	\$38.7 Million	-33.2%	96.9%	0.4%	33 Days	-17.5%	159	-16.3%
Lauderdale-by-the-Sea (Town)	\$49.1 Million	-15.3%	86.8%	-3.4%	105 Days	138.6%	53	-22.1%
Lauderhill (City)	\$130.2 Million	0.6%	96.6%	-1.0%	43 Days	26.5%	418	0.2%
Lazy Lake (Village)	\$2.0 Million	N/A	79.2%	N/A	187 Days	N/A	1	-50.0%
Lighthouse Point (City)	\$300.6 Million	7.2%	91.1%	0.3%	86 Days	41.0%	259	4.9%
Margate (City)	\$167.4 Million	-13.5%	96.3%	-1.1%	54 Days	68.8%	564	0.0%
Miramar (City)	\$512.2 Million	3.2%	96.0%	-0.8%	53 Days	60.6%	1,150	7.2%
North Lauderdale (City)	\$70.4 Million	-3.4%	97.0%	-2.0%	54 Days	100.0%	274	11.8%
Oakland Park (City)	\$211.7 Million	-5.3%	94.5%	-0.9%	64 Days	45.5%	592	-6.2%
Parkland (City)	\$592.1 Million	-6.3%	94.7%	-0.1%	53 Days	23.3%	632	-8.7%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	4	100.0%
Pembroke Pines (City)	\$626.7 Million	0.5%	96.3%	-1.1%	44 Days	76.0%	1,293	-0.2%
Plantation (City)	\$535.2 Million	2.7%	94.8%	-0.9%	56 Days	51.4%	866	-8.7%
Pompano Beach (City)	\$440.3 Million	2.5%	93.1%	-1.7%	66 Days	57.1%	1,019	2.0%
Roosevelt Gardens (CDP)	\$6.7 Million	-11.7%	96.4%	-2.5%	41 Days	-35.9%	40	53.8%
Sea Ranch Lakes (Village)	\$34.9 Million	-17.0%	83.7%	-6.3%	135 Days	575.0%	13	-27.8%
Southwest Ranches (Town)	\$155.4 Million	-36.4%	88.8%	-5.3%	67 Days	71.8%	157	-3.1%
Sunrise (City)	\$250.7 Million	-0.1%	96.9%	-0.9%	45 Days	50.0%	668	1.2%
Tamarac (City)	\$215.8 Million	-8.0%	95.7%	-1.5%	62 Days	72.2%	765	-3.8%
Washington Park (CDP)	\$9.5 Million	-8.8%	95.3%	0.5%	54 Days	-12.9%	62	34.8%
West Park (City)	\$53.8 Million	3.8%	96.5%	-1.7%	44 Days	37.5%	197	1.5%
Weston (City)	\$612.6 Million	-0.4%	94.2%	-1.2%	52 Days	73.3%	820	3.3%
Wilton Manors (City)	\$182.6 Million	35.1%	90.8%	-2.3%	87 Days	29.9%	304	0.0%

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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	13,052	-2.4%	1,209	24.4%	4,825	2.2%	4.8	4.3%
Boulevard Gardens (CDP)	16	-36.0%	1	N/A	10	0.0%	8.0	53.8%
Broadview Park (CDP)	36	-16.3%	2	-33.3%	15	36.4%	4.9	40.0%
Coconut Creek (City)	294	-4.2%	25	8.7%	59	-19.2%	2.7	-12.9%
Cooper City (City)	313	-7.7%	29	61.1%	63	-25.0%	2.6	-18.8%
Coral Springs (City)	1,032	5.0%	68	7.9%	222	-14.9%	2.8	-20.0%
Dania Beach (City)	171	4.9%	17	54.5%	116	39.8%	9.3	34.8%
Davie (Town)	574	4.0%	39	-11.4%	183	7.6%	3.9	0.0%
Deerfield Beach (City)	424	-9.4%	40	21.2%	129	-7.2%	4.1	5.1%
Fort Lauderdale (City)	1,527	-8.9%	160	1.3%	864	1.5%	7.3	9.0%
Franklin Park (CDP)	5	25.0%	2	N/A	5	66.7%	15.0	108.3%
Hallandale Beach (City)	89	4.7%	9	50.0%	66	6.5%	9.8	-6.7%
Hillsboro Beach (Town)	6	50.0%	1	N/A	6	50.0%	14.4	20.0%
Hillsboro Pines (CDP)	4	-33.3%	0	N/A	1	0.0%	4.0	135.3%
Hollywood (City)	1,116	-1.6%	117	44.4%	553	4.3%	6.6	6.5%
Lauderdale Lakes (City)	111	-23.4%	15	-16.7%	44	22.2%	5.5	66.7%
Lauderdale-by-the-Sea (Town)	41	10.8%	5	400.0%	24	-33.3%	7.6	-31.5%
Lauderhill (City)	328	-4.4%	33	22.2%	98	11.4%	4.1	10.8%
Lazy Lake (Village)	1	-50.0%	1	-50.0%	0	N/A	0.0	N/A
Lighthouse Point (City)	185	14.9%	18	28.6%	89	-6.3%	6.3	-18.2%
Margate (City)	415	-8.8%	42	82.6%	143	21.2%	4.7	34.3%
Miramar (City)	863	7.2%	97	76.4%	258	5.3%	4.1	-2.4%
North Lauderdale (City)	207	0.5%	28	47.4%	63	28.6%	4.4	29.4%
Oakland Park (City)	407	0.2%	34	30.8%	168	-1.2%	5.4	0.0%
Parkland (City)	490	-8.6%	37	8.8%	131	-10.3%	3.4	0.0%
Pembroke Park (Town)	2	N/A	1	N/A	1	N/A	0.0	N/A
Pembroke Pines (City)	966	-0.4%	77	18.5%	250	-3.8%	3.3	-2.9%
Plantation (City)	676	-4.2%	51	8.5%	195	-9.3%	3.6	-7.7%
Pompano Beach (City)	692	1.3%	67	15.5%	315	5.7%	6.2	5.1%
Roosevelt Gardens (CDP)	19	-24.0%	2	N/A	18	260.0%	14.4	380.0%
Sea Ranch Lakes (Village)	8	-46.7%	1	0.0%	4	-42.9%	6.9	6.2%
Southwest Ranches (Town)	83	-16.2%	14	133.3%	75	7.1%	12.7	54.9%
Sunrise (City)	503	-7.2%	34	-8.1%	144	17.1%	3.6	16.1%
Tamarac (City)	548	-9.1%	45	-11.8%	210	13.5%	5.1	21.4%
Washington Park (CDP)	30	-16.7%	7	250.0%	19	90.0%	10.4	116.7%
West Park (City)	154	10.0%	25	150.0%	53	3.9%	5.3	1.9%
Weston (City)	575	-1.0%	59	20.4%	195	16.8%	4.3	16.2%
Wilton Manors (City)	213	30.7%	17	88.9%	87	-23.7%	5.2	-41.6%

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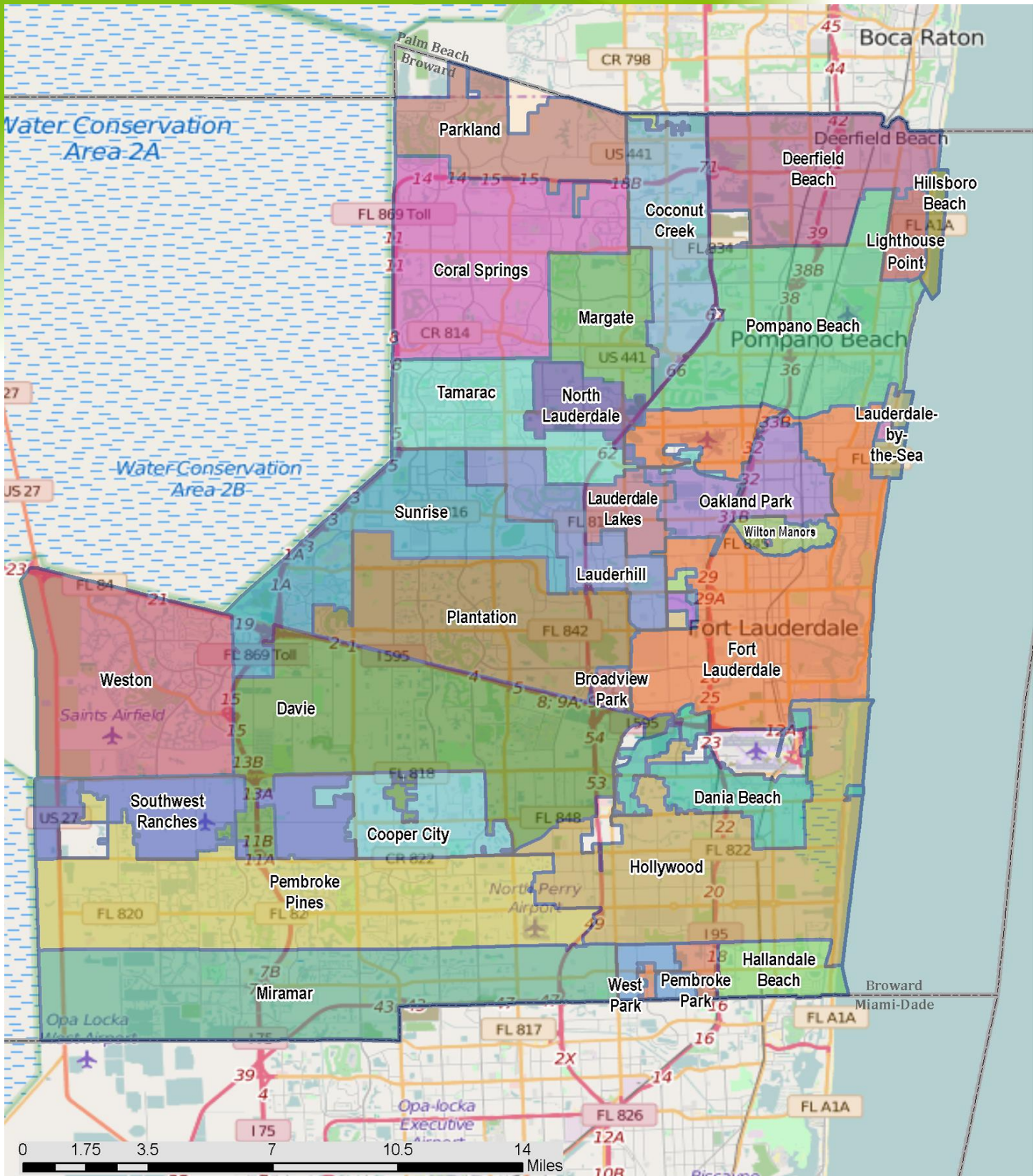
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Reference Map - Countywide

Municipalities and Census-Designated Places*

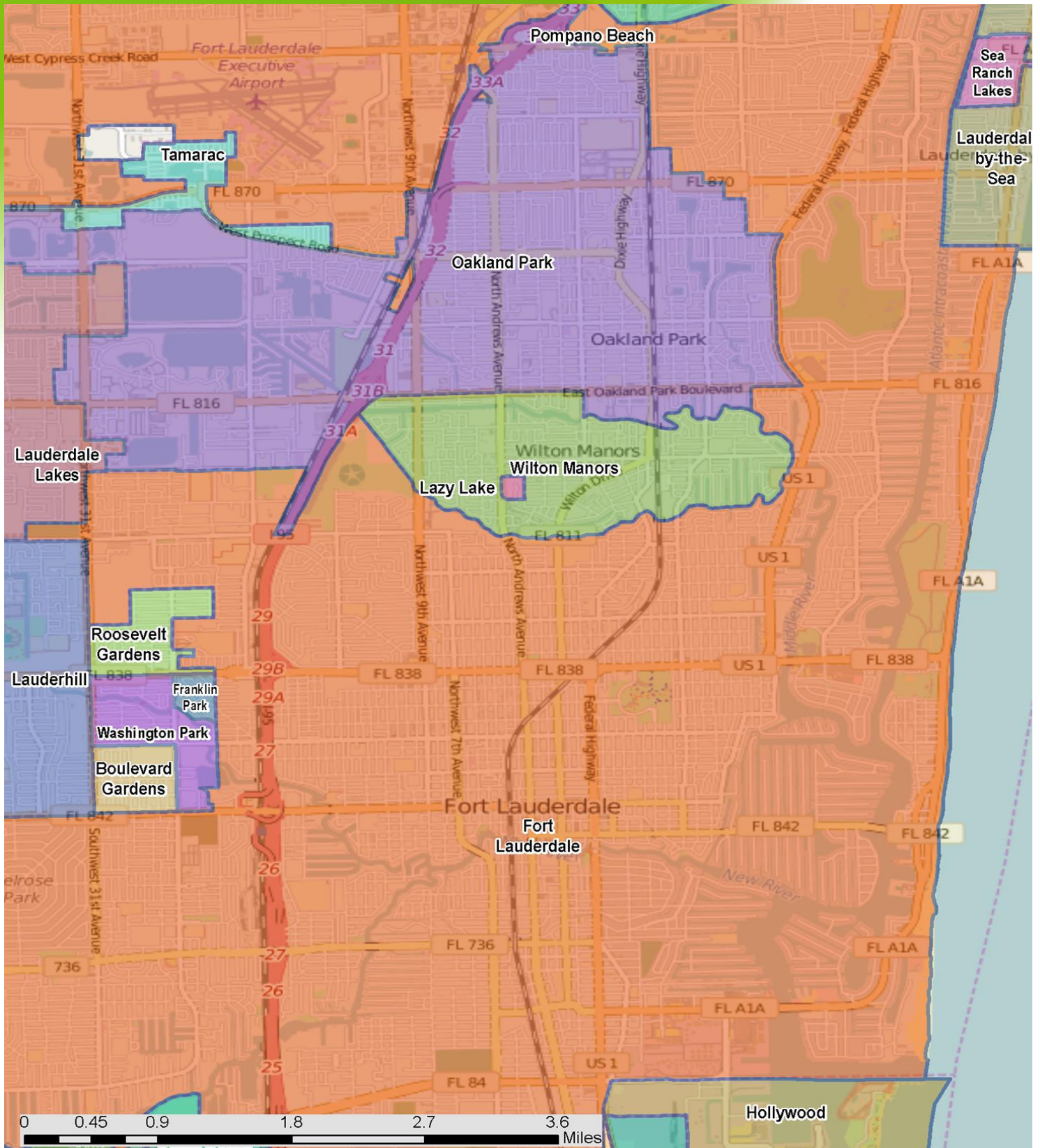


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Reference Map - East Central Broward

Municipalities and Census-Designated Places*

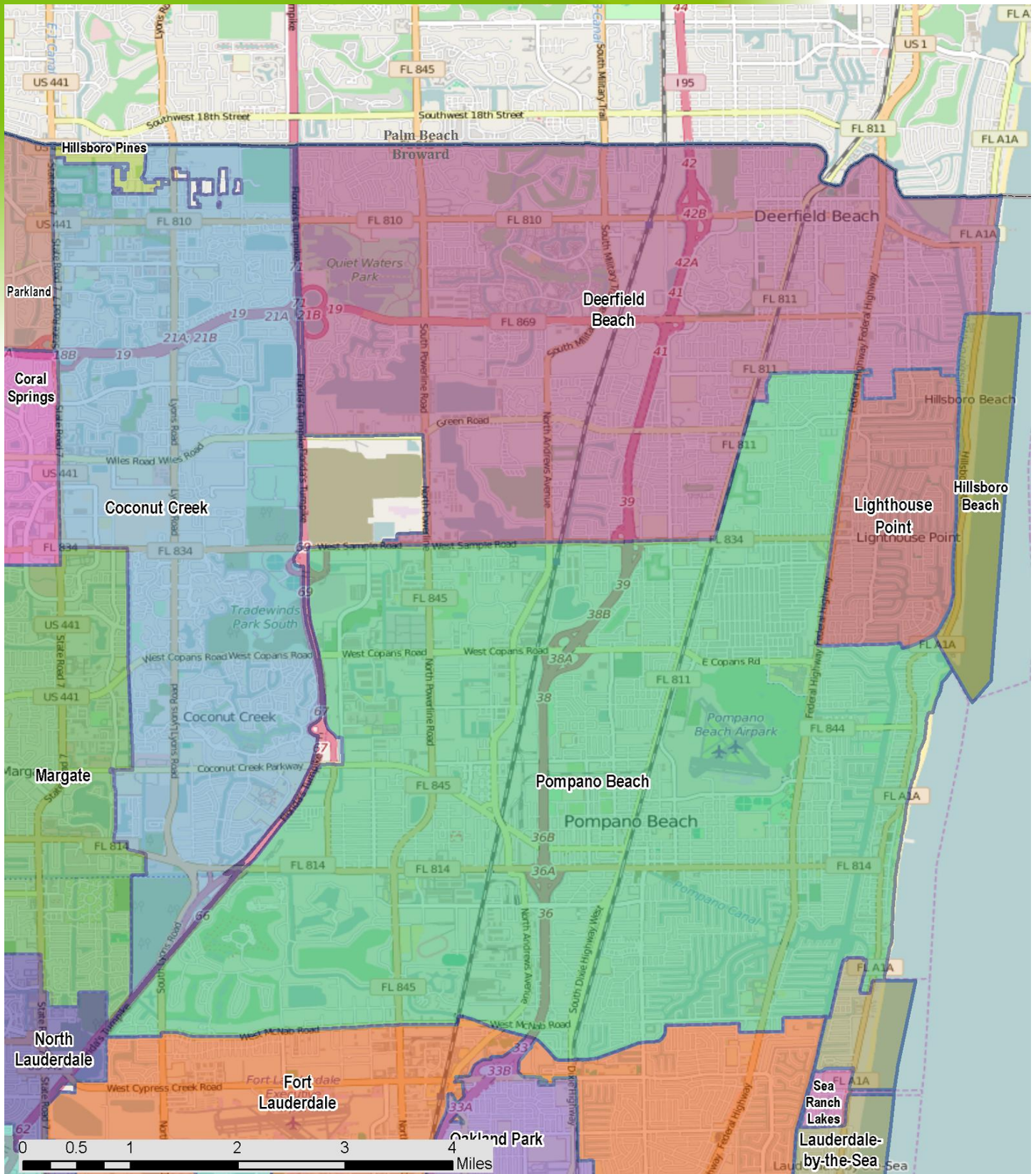


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Reference Map - Northeast Broward

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