

# Broward County Local Residential Market Metrics - Q4 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	2,777	5.3%	1,479	11.3%	\$259,900	-7.2%	\$351,774	-5.4%
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)	131	45.6%	64	82.9%	\$215,000	-12.4%	\$231,416	-14.3%
Cooper City (City)	12	-47.8%	3	-50.0%	\$425,000	-4.5%	\$431,250	-7.1%
Coral Springs (City)	102	-6.4%	51	24.4%	\$201,000	-16.3%	\$238,430	-11.7%
Dania Beach (City)	39	14.7%	22	29.4%	\$285,000	-12.2%	\$302,666	-14.9%
Davie (Town)	98	-4.9%	37	-2.6%	\$278,500	-0.2%	\$314,983	2.0%
Deerfield Beach (City)	193	12.2%	101	11.0%	\$190,000	-19.1%	\$252,399	-6.0%
Fort Lauderdale (City)	348	-1.1%	233	7.9%	\$435,000	7.4%	\$722,254	13.1%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	160	0.0%	113	0.9%	\$241,250	-13.8%	\$367,070	-19.6%
Hillsboro Beach (Town)	20	53.8%	12	50.0%	\$555,000	-2.6%	\$572,200	-14.4%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	206	5.6%	129	9.3%	\$299,000	-12.7%	\$393,849	-7.9%
Lauderdale Lakes (City)	44	2.3%	23	4.5%	\$98,000	-17.6%	\$118,607	-18.2%
Lauderdale-by-the-Sea (Town)	27	-27.0%	17	-32.0%	\$415,000	-19.4%	\$570,421	-14.4%
Lauderhill (City)	96	-5.9%	57	-1.7%	\$118,000	-17.8%	\$153,993	-8.7%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	26	52.9%	18	100.0%	\$154,000	-30.0%	\$208,947	-27.5%
Margate (City)	83	-20.2%	40	-2.4%	\$130,000	-21.2%	\$167,626	-18.5%
Miramar (City)	62	-30.3%	10	-63.0%	\$365,000	-8.8%	\$376,093	-6.1%
North Lauderdale (City)	39	21.9%	7	0.0%	\$315,000	21.6%	\$291,703	13.6%
Oakland Park (City)	72	10.8%	38	22.6%	\$190,950	-5.7%	\$238,222	-9.6%
Parkland (City)	17	21.4%	5	66.7%	\$585,000	1.0%	\$595,435	6.7%
Pembroke Park (Town)	3	50.0%	0	N/A	\$270,000	-23.9%	\$271,667	-23.5%
Pembroke Pines (City)	229	19.9%	99	12.5%	\$259,900	-4.4%	\$300,035	-0.4%
Plantation (City)	104	9.5%	35	16.7%	\$287,500	-12.9%	\$282,093	-18.8%
Pompano Beach (City)	266	20.9%	163	30.4%	\$260,000	-13.3%	\$422,235	-2.3%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	1	N/A	0	N/A	\$470,000	N/A	\$470,000	N/A
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	166	39.5%	84	29.2%	\$170,000	-13.9%	\$218,452	-4.4%
Tamarac (City)	163	1.9%	73	7.4%	\$176,000	-17.7%	\$217,476	-10.1%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Weston (City)	42	-28.8%	19	-32.1%	\$390,000	-11.9%	\$430,464	-4.9%
Wilton Manors (City)	29	3.6%	22	37.5%	\$305,000	14.0%	\$349,595	6.3%

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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	\$976.9 Million	-0.3%	91.7%	-1.7%	83 Days	25.8%	5,224	-11.3%
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	1	N/A
Coconut Creek (City)	\$30.3 Million	24.8%	92.2%	-0.8%	97 Days	76.4%	219	-5.6%
Cooper City (City)	\$5.2 Million	-51.5%	95.6%	-1.1%	42 Days	16.7%	16	-36.0%
Coral Springs (City)	\$24.3 Million	-17.4%	91.7%	-2.9%	70 Days	40.0%	185	-0.5%
Dania Beach (City)	\$11.8 Million	-2.4%	92.4%	1.7%	100 Days	47.1%	68	-22.7%
Davie (Town)	\$30.9 Million	-2.9%	94.2%	0.2%	80 Days	40.4%	142	-10.1%
Deerfield Beach (City)	\$48.7 Million	5.5%	90.9%	-2.5%	70 Days	14.8%	383	-16.7%
Fort Lauderdale (City)	\$251.3 Million	11.8%	90.5%	-1.5%	119 Days	43.4%	796	-7.9%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$58.7 Million	-19.6%	90.4%	-0.6%	88 Days	-9.3%	400	-15.3%
Hillsboro Beach (Town)	\$11.4 Million	31.8%	90.1%	0.6%	63 Days	-4.5%	30	-26.8%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$81.1 Million	-2.7%	88.9%	-2.7%	111 Days	40.5%	427	-11.2%
Lauderdale Lakes (City)	\$5.2 Million	-16.3%	88.7%	-4.5%	142 Days	84.4%	140	-18.1%
Lauderdale-by-the-Sea (Town)	\$15.4 Million	-37.6%	90.9%	0.8%	151 Days	69.7%	74	21.3%
Lauderhill (City)	\$14.8 Million	-14.1%	93.0%	1.1%	84 Days	-3.4%	265	-3.3%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$5.4 Million	10.9%	89.3%	-3.5%	91 Days	116.7%	42	50.0%
Margate (City)	\$13.9 Million	-35.0%	92.0%	-2.0%	97 Days	98.0%	176	-8.8%
Miramar (City)	\$23.3 Million	-34.6%	96.8%	0.0%	52 Days	6.1%	93	-21.8%
North Lauderdale (City)	\$11.4 Million	38.4%	95.9%	-0.1%	58 Days	-10.8%	58	0.0%
Oakland Park (City)	\$17.2 Million	0.1%	92.1%	-1.5%	69 Days	-20.7%	111	-11.2%
Parkland (City)	\$10.1 Million	29.5%	95.6%	2.2%	49 Days	-31.0%	20	0.0%
Pembroke Park (Town)	\$815,001	14.8%	100.0%	5.6%	58 Days	314.3%	7	40.0%
Pembroke Pines (City)	\$68.7 Million	19.5%	93.4%	-1.8%	69 Days	43.8%	350	-17.3%
Plantation (City)	\$29.3 Million	-11.1%	93.9%	-2.2%	51 Days	41.7%	165	-17.5%
Pompano Beach (City)	\$112.3 Million	18.1%	90.7%	-1.3%	78 Days	5.4%	440	-17.1%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Sea Ranch Lakes (Village)	\$470,000	N/A	95.9%	N/A	45 Days	N/A	2	-60.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	\$36.3 Million	33.4%	90.4%	-2.6%	84 Days	13.5%	286	-6.5%
Tamarac (City)	\$35.4 Million	-8.4%	90.9%	-3.6%	92 Days	55.9%	232	-11.1%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Weston (City)	\$18.1 Million	-32.3%	95.0%	-1.7%	56 Days	40.0%	78	0.0%
Wilton Manors (City)	\$10.1 Million	10.1%	94.2%	1.6%	38 Days	-47.2%	54	3.8%

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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	2,856	8.6%	1,239	19.6%	10,484	2.4%	11.0	12.2%
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	1	N/A	0.0	N/A
Coconut Creek (City)	128	13.3%	59	3.5%	346	-5.2%	8.5	-8.6%
Cooper City (City)	21	-8.7%	8	0.0%	18	12.5%	3.4	25.9%
Coral Springs (City)	111	13.3%	51	45.7%	326	8.3%	10.5	32.9%
Dania Beach (City)	41	5.1%	16	6.7%	117	-21.5%	9.0	-7.2%
Davie (Town)	87	-12.1%	32	0.0%	235	4.9%	6.4	8.5%
Deerfield Beach (City)	194	12.8%	81	11.0%	720	3.0%	10.8	17.4%
Fort Lauderdale (City)	362	4.6%	160	14.3%	1,632	-0.4%	12.3	1.7%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	170	25.9%	72	60.0%	1,017	3.6%	19.5	15.4%
Hillsboro Beach (Town)	18	28.6%	8	14.3%	76	-8.4%	12.0	-13.0%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	203	15.3%	84	52.7%	1,031	2.8%	15.1	18.9%
Lauderdale Lakes (City)	48	-15.8%	25	-13.8%	369	20.2%	25.6	75.3%
Lauderdale-by-the-Sea (Town)	34	-5.6%	22	-15.4%	137	21.2%	9.6	33.3%
Lauderhill (City)	107	-10.8%	56	-17.6%	593	10.6%	18.9	40.0%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	27	92.9%	6	100.0%	82	39.0%	14.1	93.2%
Margate (City)	79	-25.5%	39	2.6%	342	13.2%	11.0	42.9%
Miramar (City)	71	-17.4%	37	27.6%	155	1.3%	6.6	13.8%
North Lauderdale (City)	38	22.6%	16	45.5%	102	15.9%	8.3	25.8%
Oakland Park (City)	74	12.1%	26	4.0%	216	-0.9%	10.0	25.0%
Parkland (City)	15	-16.7%	4	-50.0%	14	-17.6%	3.3	-28.3%
Pembroke Park (Town)	6	500.0%	2	N/A	7	-12.5%	8.4	-30.0%
Pembroke Pines (City)	225	21.0%	88	49.2%	623	3.1%	8.3	7.8%
Plantation (City)	105	7.1%	41	-8.9%	255	-8.9%	6.8	-2.9%
Pompano Beach (City)	269	20.6%	118	28.3%	892	-1.4%	9.8	0.0%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	-100.0%	0.0	N/A
Sea Ranch Lakes (Village)	1	-66.7%	0	-100.0%	4	-33.3%	8.0	-66.7%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	163	19.0%	76	35.7%	592	1.9%	11.6	13.7%
Tamarac (City)	182	20.5%	83	36.1%	466	3.8%	8.7	19.2%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	0	-100.0%	0	N/A	2	100.0%	8.0	515.4%
Weston (City)	52	-11.9%	28	47.4%	99	4.2%	5.9	15.7%
Wilton Manors (City)	24	-4.0%	8	14.3%	71	7.6%	6.5	25.0%

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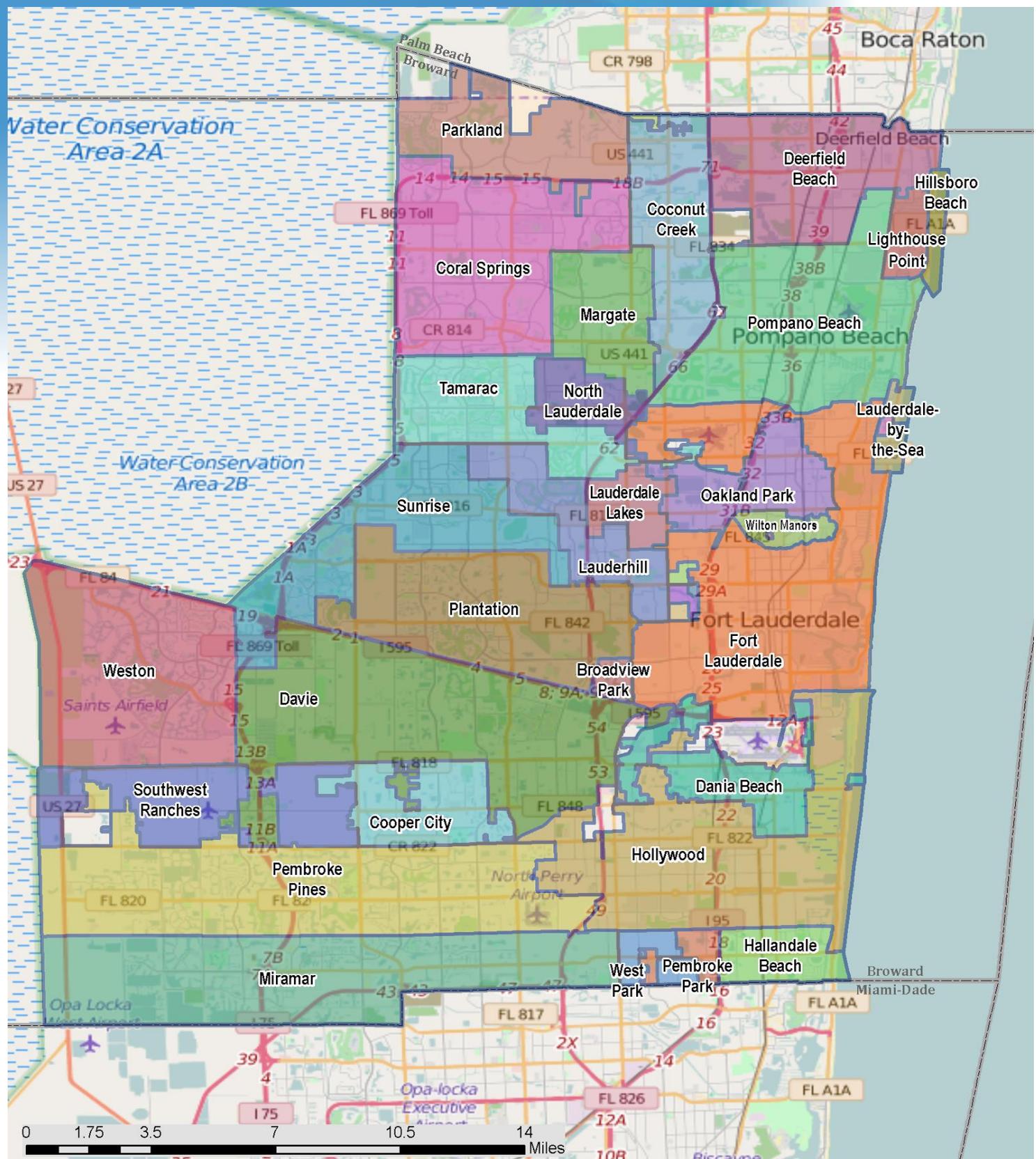
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## Reference Map - Countywide

### Municipalities and Census-Designated Places\*



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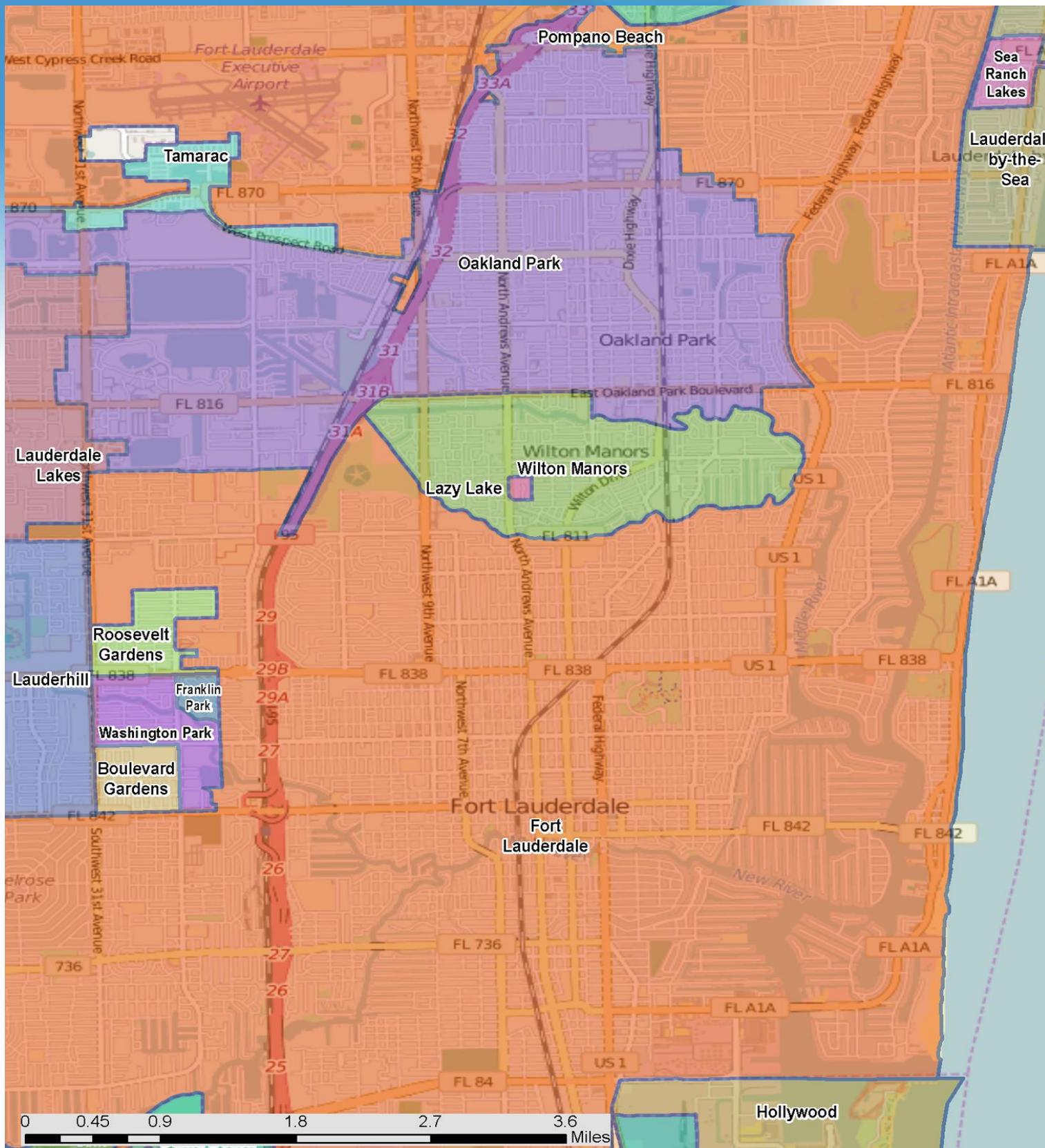
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## Reference Map - East Central Broward

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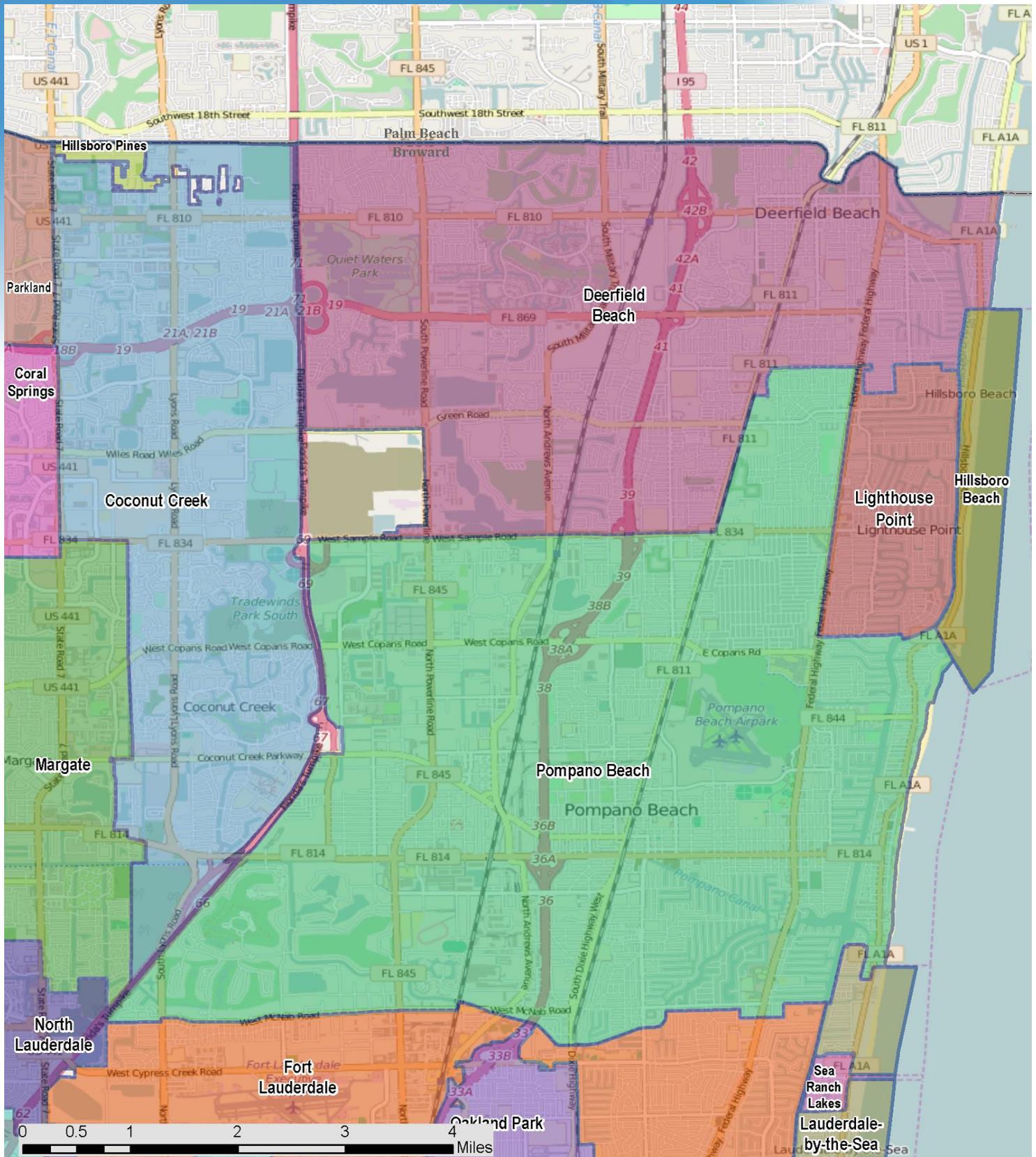
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## Reference Map - Northeast Broward

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