

Broward County Local Residential Market Metrics - Q1 2026

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	2,665	1.4%	669	-1.8%	\$615,000	-2.4%	\$916,491	5.8%
Boulevard Gardens (CDP)	3	N/A	1	N/A	\$290,000	N/A	\$285,000	N/A
Broadview Park (CDP)	10	-9.1%	1	0.0%	\$479,500	-5.6%	\$465,350	-5.0%
Coconut Creek (City)	55	-5.2%	11	22.2%	\$599,500	4.3%	\$583,020	-8.8%
Cooper City (City)	66	-13.2%	17	-22.7%	\$682,000	-9.1%	\$889,927	5.3%
Coral Springs (City)	185	-6.1%	25	-43.2%	\$670,000	-2.9%	\$719,374	0.3%
Dania Beach (City)	39	18.2%	12	-7.7%	\$610,000	9.0%	\$747,090	22.5%
Davie (Town)	115	-10.9%	31	40.9%	\$690,000	-9.2%	\$987,213	-9.8%
Deerfield Beach (City)	97	15.5%	26	4.0%	\$484,000	-15.1%	\$545,711	-21.4%
Fort Lauderdale (City)	358	7.8%	150	16.3%	\$807,500	0.9%	\$1,784,184	8.1%
Franklin Park (CDP)	1	0.0%	0	N/A	\$333,000	13.3%	\$333,000	13.3%
Hallandale Beach (City)	12	-25.0%	3	-62.5%	\$520,000	3.5%	\$492,625	-39.4%
Hillsboro Beach (Town)	2	0.0%	2	0.0%	\$18,687,500	22.5%	\$18,687,500	22.5%
Hillsboro Pines (CDP)	1	N/A	1	N/A	\$620,000	N/A	\$620,000	N/A
Hollywood (City)	227	5.6%	61	-9.0%	\$538,500	-2.1%	\$680,766	9.9%
Lauderdale Lakes (City)	23	-8.0%	1	-80.0%	\$420,000	2.4%	\$391,409	-4.7%
Lauderdale-by-the-Sea (Town)	6	-40.0%	4	-42.9%	\$1,267,500	17.3%	\$1,417,000	24.7%
Lauderhill (City)	46	-36.1%	6	-60.0%	\$442,500	-1.4%	\$467,781	3.6%
Lazy Lake (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	35	-12.5%	20	-23.1%	\$1,560,000	41.8%	\$1,995,757	28.2%
Margate (City)	79	1.3%	12	100.0%	\$480,000	3.2%	\$474,165	1.4%
Miramar (City)	183	21.2%	16	-33.3%	\$607,450	-5.8%	\$653,130	-5.1%
North Lauderdale (City)	47	34.3%	8	60.0%	\$405,000	-0.5%	\$384,980	-5.1%
Oakland Park (City)	91	19.7%	24	50.0%	\$495,000	-2.2%	\$559,969	0.8%
Parkland (City)	92	4.5%	33	32.0%	\$1,177,500	1.5%	\$1,345,936	8.4%
Pembroke Park (Town)	1	N/A	0	N/A	\$545,000	N/A	\$545,000	N/A
Pembroke Pines (City)	195	-5.8%	19	-40.6%	\$665,000	2.3%	\$696,282	1.6%
Plantation (City)	145	2.8%	46	43.8%	\$720,000	2.9%	\$896,254	7.3%
Pompano Beach (City)	141	8.5%	44	-10.2%	\$521,750	5.4%	\$783,880	11.2%
Roosevelt Gardens (CDP)	3	50.0%	2	N/A	\$235,000	-49.9%	\$294,667	-37.2%
Sea Ranch Lakes (Village)	3	200.0%	1	N/A	\$5,350,000	86.1%	\$5,641,667	96.2%
Southwest Ranches (Town)	28	64.7%	14	75.0%	\$1,720,750	-5.7%	\$2,521,000	4.0%
Sunrise (City)	105	1.0%	21	75.0%	\$479,875	-9.4%	\$496,423	-8.1%
Tamarac (City)	90	-29.7%	13	-35.0%	\$375,000	-9.1%	\$424,215	-0.9%
Washington Park (CDP)	7	75.0%	1	0.0%	\$395,000	-0.6%	\$391,771	-7.0%
West Park (City)	37	27.6%	5	0.0%	\$454,500	1.0%	\$462,281	6.6%
Weston (City)	120	14.3%	31	-8.8%	\$890,000	-2.7%	\$1,055,376	-2.1%
Wilton Manors (City)	42	7.7%	14	-12.5%	\$800,000	3.9%	\$901,178	5.9%

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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	\$2.4 Billion	7.3%	94.7%	-0.4%	55 Days	5.8%	4,957	-6.8%
Boulevard Gardens (CDP)	\$855,000	N/A	80.8%	N/A	48 Days	N/A	6	-25.0%
Broadview Park (CDP)	\$4.7 Million	-13.6%	92.0%	-4.6%	69 Days	53.3%	15	36.4%
Coconut Creek (City)	\$32.1 Million	-13.5%	96.1%	0.5%	34 Days	-44.3%	101	-5.6%
Cooper City (City)	\$58.7 Million	-8.5%	94.6%	0.2%	58 Days	9.4%	95	-27.5%
Coral Springs (City)	\$133.1 Million	-5.8%	95.6%	-0.1%	49 Days	-7.5%	303	-20.9%
Dania Beach (City)	\$29.1 Million	44.8%	92.9%	-1.8%	96 Days	39.1%	95	-11.2%
Davie (Town)	\$113.5 Million	-19.5%	95.2%	0.5%	36 Days	-14.3%	213	-3.6%
Deerfield Beach (City)	\$52.9 Million	-9.3%	95.1%	0.6%	48 Days	-12.7%	187	7.5%
Fort Lauderdale (City)	\$638.7 Million	16.6%	93.6%	0.0%	69 Days	15.0%	650	-12.3%
Franklin Park (CDP)	\$333,000	13.3%	90.0%	-3.6%	229 Days	573.5%	2	0.0%
Hallandale Beach (City)	\$5.9 Million	-54.5%	88.3%	-3.4%	155 Days	181.8%	37	-26.0%
Hillsboro Beach (Town)	\$37.4 Million	22.5%	86.2%	-14.1%	84 Days	-75.1%	2	-60.0%
Hillsboro Pines (CDP)	\$620,000	N/A	95.4%	N/A	13 Days	N/A	3	50.0%
Hollywood (City)	\$154.5 Million	16.1%	94.6%	0.5%	49 Days	-9.3%	469	-9.6%
Lauderdale Lakes (City)	\$9.0 Million	-12.3%	93.3%	-3.8%	87 Days	163.6%	34	3.0%
Lauderdale-by-the-Sea (Town)	\$8.5 Million	-25.2%	83.9%	-12.1%	82 Days	74.5%	15	-28.6%
Lauderhill (City)	\$21.5 Million	-33.8%	96.0%	1.3%	57 Days	42.5%	105	-11.0%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Lighthouse Point (City)	\$69.9 Million	12.1%	92.1%	-0.1%	81 Days	19.1%	82	5.1%
Margate (City)	\$37.5 Million	2.7%	95.8%	-1.1%	52 Days	30.0%	125	-18.8%
Miramar (City)	\$119.5 Million	15.0%	96.9%	0.3%	47 Days	2.2%	301	-10.1%
North Lauderdale (City)	\$18.1 Million	27.5%	98.4%	0.4%	45 Days	15.4%	76	5.6%
Oakland Park (City)	\$51.0 Million	20.7%	94.8%	-0.5%	68 Days	9.7%	162	-10.0%
Parkland (City)	\$123.8 Million	13.3%	95.0%	1.1%	52 Days	-27.8%	185	8.8%
Pembroke Park (Town)	\$545,000	N/A	99.1%	N/A	18 Days	N/A	0	N/A
Pembroke Pines (City)	\$135.8 Million	-4.3%	95.7%	-1.1%	47 Days	11.9%	333	-14.0%
Plantation (City)	\$130.0 Million	10.4%	92.9%	-3.4%	64 Days	16.4%	243	1.3%
Pompano Beach (City)	\$110.5 Million	20.6%	93.3%	1.0%	58 Days	-1.7%	275	-2.5%
Roosevelt Gardens (CDP)	\$884,001	-5.7%	83.6%	-16.7%	109 Days	211.4%	7	-22.2%
Sea Ranch Lakes (Village)	\$16.9 Million	488.7%	90.8%	0.9%	67 Days	-76.4%	2	-66.7%
Southwest Ranches (Town)	\$70.6 Million	71.3%	87.5%	-4.2%	127 Days	51.2%	47	-4.1%
Sunrise (City)	\$52.1 Million	-7.2%	96.2%	-0.7%	48 Days	20.0%	171	0.0%
Tamarac (City)	\$38.2 Million	-30.3%	95.7%	-0.5%	47 Days	-21.7%	230	0.0%
Washington Park (CDP)	\$2.7 Million	62.8%	93.9%	-1.5%	73 Days	87.2%	16	-23.8%
West Park (City)	\$17.1 Million	36.0%	97.5%	0.5%	35 Days	-20.5%	50	-3.8%
Weston (City)	\$126.6 Million	11.9%	94.2%	-0.3%	69 Days	40.8%	210	0.0%
Wilton Manors (City)	\$37.8 Million	14.1%	93.6%	3.1%	90 Days	28.6%	75	-19.4%

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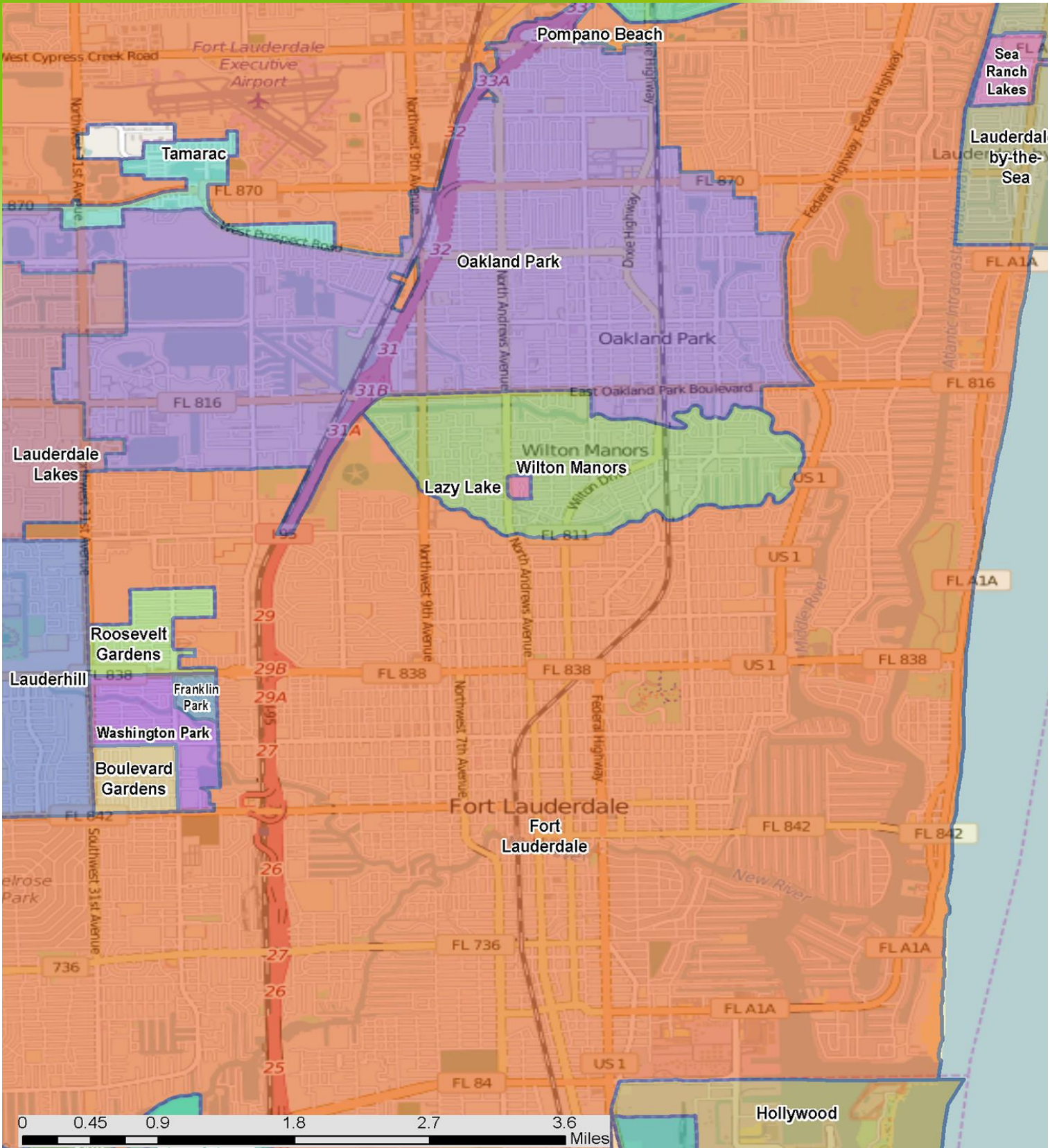
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	3,538	6.1%	1,753	8.8%	4,826	-12.0%	4.8	-11.1%
Boulevard Gardens (CDP)	6	200.0%	3	200.0%	8	-33.3%	5.3	-23.2%
Broadview Park (CDP)	13	44.4%	5	66.7%	12	33.3%	4.0	73.9%
Coconut Creek (City)	74	-2.6%	38	5.6%	78	-7.1%	3.6	2.9%
Cooper City (City)	71	-19.3%	32	10.3%	69	-33.7%	2.9	-23.7%
Coral Springs (City)	252	-6.3%	115	-8.0%	207	-33.7%	2.6	-36.6%
Dania Beach (City)	48	11.6%	17	-5.6%	117	0.0%	9.0	-3.2%
Davie (Town)	158	16.2%	73	25.9%	177	-14.5%	3.9	-15.2%
Deerfield Beach (City)	119	-2.5%	56	-15.2%	151	-1.9%	4.7	9.3%
Fort Lauderdale (City)	454	8.9%	209	-9.5%	838	-12.4%	6.9	-10.4%
Franklin Park (CDP)	3	N/A	3	N/A	4	0.0%	12.0	0.0%
Hallandale Beach (City)	18	5.9%	13	30.0%	65	-13.3%	10.1	-15.8%
Hillsboro Beach (Town)	2	-33.3%	1	0.0%	6	0.0%	14.4	0.0%
Hillsboro Pines (CDP)	1	N/A	0	N/A	2	-33.3%	6.0	-16.7%
Hollywood (City)	304	7.0%	165	14.6%	551	-13.0%	6.5	-12.2%
Lauderdale Lakes (City)	30	57.9%	15	50.0%	37	-14.0%	4.7	17.5%
Lauderdale-by-the-Sea (Town)	7	-36.4%	7	250.0%	32	-23.8%	11.3	-16.9%
Lauderhill (City)	71	-24.5%	47	-6.0%	96	2.1%	4.4	15.8%
Lazy Lake (Village)	0	N/A	1	N/A	1	0.0%	0.0	-100.0%
Lighthouse Point (City)	44	-17.0%	23	0.0%	109	2.8%	8.0	-2.4%
Margate (City)	99	-10.8%	53	-1.9%	126	-5.3%	4.2	2.4%
Miramar (City)	223	2.8%	111	-4.3%	265	-15.3%	4.1	-22.6%
North Lauderdale (City)	50	-3.8%	27	-12.9%	72	44.0%	4.7	27.0%
Oakland Park (City)	129	34.4%	63	65.8%	169	-19.1%	5.3	-20.9%
Parkland (City)	145	26.1%	81	42.1%	144	-18.2%	3.7	-11.9%
Pembroke Park (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Pembroke Pines (City)	261	3.6%	122	11.9%	245	-23.4%	3.3	-19.5%
Plantation (City)	197	17.3%	93	27.4%	192	-21.0%	3.5	-20.5%
Pompano Beach (City)	171	11.0%	81	0.0%	342	1.2%	6.6	-2.9%
Roosevelt Gardens (CDP)	6	100.0%	3	200.0%	12	50.0%	9.0	69.8%
Sea Ranch Lakes (Village)	2	N/A	0	N/A	4	-60.0%	5.3	-51.4%
Southwest Ranches (Town)	40	73.9%	19	72.7%	65	-16.7%	9.5	-1.0%
Sunrise (City)	157	16.3%	80	21.2%	134	10.7%	3.3	10.0%
Tamarac (City)	152	-0.7%	91	33.8%	239	9.6%	6.3	31.3%
Washington Park (CDP)	5	0.0%	2	-60.0%	20	-13.0%	9.6	-9.4%
West Park (City)	45	-11.8%	27	-12.9%	46	48.4%	4.3	48.3%
Weston (City)	139	13.0%	74	4.2%	204	6.3%	4.4	0.0%
Wilton Manors (City)	49	-5.8%	21	-12.5%	85	-29.8%	5.0	-47.4%

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Reference Map - East Central Broward

Municipalities and Census-Designated Places*

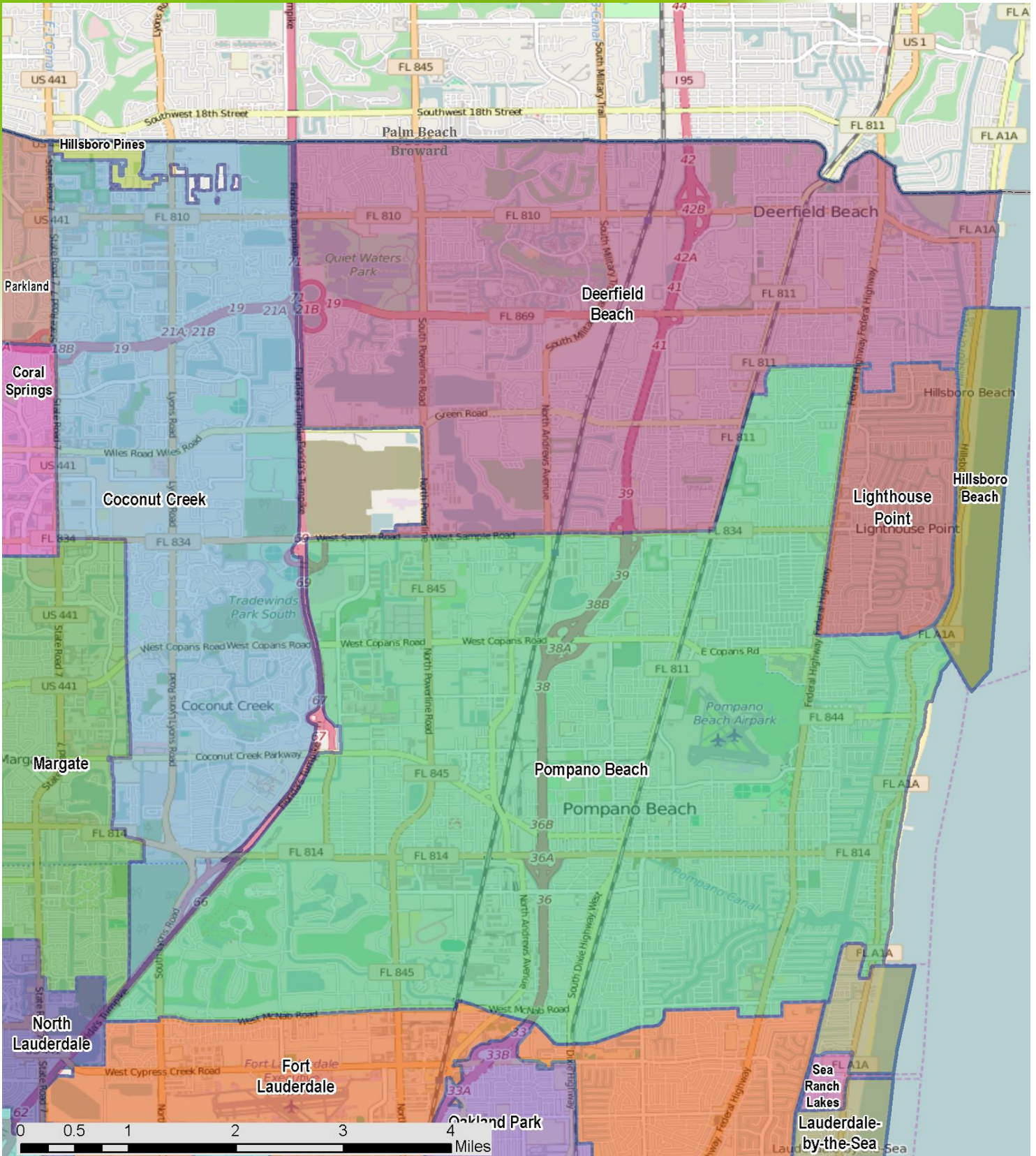


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Reference Map - Northeast Broward

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