

Broward County Local Residential Market Metrics - Q2 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	3,578	12.0%	829	18.6%	\$630,000	0.4%	\$917,369	5.8%
Boulevard Gardens (CDP)	5	25.0%	0	-100.0%	\$390,000	-12.2%	\$418,600	0.1%
Broadview Park (CDP)	12	71.4%	4	300.0%	\$475,000	11.4%	\$470,250	10.5%
Coconut Creek (City)	78	11.4%	15	25.0%	\$587,000	1.6%	\$644,676	9.8%
Cooper City (City)	85	19.7%	21	90.9%	\$699,000	-8.6%	\$783,298	-28.6%
Coral Springs (City)	275	8.3%	37	-9.8%	\$700,000	2.9%	\$724,913	0.3%
Dania Beach (City)	49	25.6%	10	-28.6%	\$554,900	5.1%	\$652,599	8.3%
Davie (Town)	168	7.0%	54	58.8%	\$850,000	6.4%	\$1,105,608	-6.4%
Deerfield Beach (City)	115	10.6%	30	11.1%	\$477,500	-17.7%	\$591,980	-21.3%
Fort Lauderdale (City)	429	17.5%	164	25.2%	\$762,500	13.8%	\$1,684,815	18.0%
Franklin Park (CDP)	4	300.0%	0	N/A	\$410,000	-21.2%	\$397,250	-23.6%
Hallandale Beach (City)	18	-21.7%	6	20.0%	\$580,000	20.8%	\$1,713,389	188.5%
Hillsboro Beach (Town)	1	0.0%	1	0.0%	\$27,750,000	92.1%	\$27,750,000	92.1%
Hillsboro Pines (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	321	20.7%	72	44.0%	\$560,000	0.1%	\$685,060	1.0%
Lauderdale Lakes (City)	20	-4.8%	5	25.0%	\$430,000	-3.0%	\$433,620	4.1%
Lauderdale-by-the-Sea (Town)	11	57.1%	8	100.0%	\$1,345,000	-1.3%	\$1,492,466	0.8%
Lauderhill (City)	82	13.9%	11	22.2%	\$442,000	-1.6%	\$447,243	-2.2%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	68	54.5%	31	40.9%	\$1,600,000	11.3%	\$2,283,484	11.2%
Margate (City)	108	14.9%	15	114.3%	\$460,000	2.2%	\$452,557	-0.9%
Miramar (City)	227	11.8%	19	-29.6%	\$612,000	-2.1%	\$689,827	-3.0%
North Lauderdale (City)	38	-19.1%	1	0.0%	\$447,500	1.7%	\$426,246	0.8%
Oakland Park (City)	120	8.1%	33	10.0%	\$532,500	7.9%	\$596,284	5.6%
Parkland (City)	166	18.6%	56	7.7%	\$1,200,000	-1.8%	\$1,350,288	0.8%
Pembroke Park (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pembroke Pines (City)	259	10.2%	26	-3.7%	\$660,000	-0.8%	\$690,264	-1.9%
Plantation (City)	180	-1.6%	42	7.7%	\$725,000	3.6%	\$885,398	4.8%
Pompano Beach (City)	175	6.1%	51	-3.8%	\$549,500	9.9%	\$1,022,142	37.6%
Roosevelt Gardens (CDP)	5	25.0%	0	N/A	\$486,000	8.1%	\$445,000	-2.7%
Sea Ranch Lakes (Village)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Southwest Ranches (Town)	24	26.3%	6	-33.3%	\$1,497,500	-22.8%	\$1,875,787	-21.6%
Sunrise (City)	150	17.2%	17	54.5%	\$500,500	-3.8%	\$496,523	-4.4%
Tamarac (City)	169	53.6%	38	322.2%	\$402,500	-4.2%	\$426,357	-6.2%
Washington Park (CDP)	5	-16.7%	2	N/A	\$417,887	-1.0%	\$423,100	1.0%
West Park (City)	38	-11.6%	5	66.7%	\$485,000	7.8%	\$480,916	4.4%
Weston (City)	169	10.5%	40	5.3%	\$920,275	-7.3%	\$1,118,492	-10.6%
Wilton Manors (City)	41	-35.9%	17	-46.9%	\$875,000	8.2%	\$1,040,664	6.0%

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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	\$3.3 Billion	18.5%	95.9%	0.7%	39 Days	-13.3%	4,714	-7.8%
Boulevard Gardens (CDP)	\$2.1 Million	25.2%	100.0%	2.5%	44 Days	-36.2%	10	100.0%
Broadview Park (CDP)	\$5.6 Million	89.5%	95.3%	0.7%	26 Days	-70.5%	15	-34.8%
Coconut Creek (City)	\$50.3 Million	22.4%	96.4%	-0.4%	29 Days	3.6%	101	-3.8%
Cooper City (City)	\$66.6 Million	-14.5%	97.9%	1.8%	27 Days	35.0%	113	-13.7%
Coral Springs (City)	\$199.4 Million	8.5%	97.9%	1.8%	17 Days	-54.1%	346	-5.7%
Dania Beach (City)	\$32.0 Million	36.1%	93.5%	-0.8%	56 Days	9.8%	68	-13.9%
Davie (Town)	\$185.7 Million	0.1%	95.6%	0.3%	31 Days	-18.4%	226	-11.0%
Deerfield Beach (City)	\$68.1 Million	-13.0%	95.5%	2.1%	42 Days	-32.3%	172	25.5%
Fort Lauderdale (City)	\$722.8 Million	38.7%	93.6%	0.4%	56 Days	-6.7%	610	-3.9%
Franklin Park (CDP)	\$1.6 Million	205.6%	97.0%	-0.2%	163 Days	111.7%	1	-80.0%
Hallandale Beach (City)	\$30.8 Million	125.8%	93.0%	1.8%	64 Days	-7.2%	41	10.8%
Hillsboro Beach (Town)	\$27.8 Million	92.1%	84.1%	-8.2%	314 Days	5133.3%	1	N/A
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
Hollywood (City)	\$219.9 Million	21.9%	95.8%	0.6%	47 Days	-9.6%	430	-7.3%
Lauderdale Lakes (City)	\$8.7 Million	-0.9%	97.4%	-0.8%	19 Days	-32.1%	44	-20.0%
Lauderdale-by-the-Sea (Town)	\$16.4 Million	58.4%	92.8%	16.0%	81 Days	-51.2%	14	40.0%
Lauderhill (City)	\$36.7 Million	11.4%	96.8%	0.2%	45 Days	25.0%	105	-9.5%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	N/A
Lighthouse Point (City)	\$155.3 Million	71.8%	89.2%	-0.2%	84 Days	33.3%	62	-12.7%
Margate (City)	\$48.9 Million	13.8%	97.0%	1.0%	55 Days	1.9%	111	-22.9%
Miramar (City)	\$156.6 Million	8.5%	96.6%	1.0%	43 Days	-10.4%	280	-11.4%
North Lauderdale (City)	\$16.2 Million	-18.5%	98.7%	2.5%	46 Days	12.2%	50	-35.9%
Oakland Park (City)	\$71.6 Million	14.2%	96.4%	2.2%	34 Days	-42.4%	148	-6.9%
Parkland (City)	\$224.1 Million	19.5%	96.1%	1.2%	30 Days	-16.7%	233	10.4%
Pembroke Park (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Pembroke Pines (City)	\$178.8 Million	8.1%	97.4%	1.0%	26 Days	-23.5%	330	-12.0%
Plantation (City)	\$159.4 Million	3.1%	95.6%	0.5%	36 Days	-18.2%	242	-10.7%
Pompano Beach (City)	\$178.9 Million	46.0%	94.0%	0.6%	45 Days	-11.8%	243	-9.7%
Roosevelt Gardens (CDP)	\$2.2 Million	21.7%	94.3%	-4.0%	44 Days	15.8%	14	27.3%
Sea Ranch Lakes (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	0.0%
Southwest Ranches (Town)	\$45.0 Million	-0.9%	92.8%	4.0%	48 Days	50.0%	29	-38.3%
Sunrise (City)	\$74.5 Million	12.0%	97.1%	-0.1%	27 Days	-34.1%	180	-5.8%
Tamarac (City)	\$72.1 Million	44.1%	96.0%	0.8%	53 Days	10.4%	202	0.0%
Washington Park (CDP)	\$2.1 Million	-15.9%	89.7%	-4.0%	111 Days	44.2%	14	27.3%
West Park (City)	\$18.3 Million	-7.7%	98.9%	2.1%	39 Days	18.2%	52	26.8%
Weston (City)	\$189.0 Million	-1.3%	94.3%	0.0%	47 Days	30.6%	261	-0.4%
Wilton Manors (City)	\$42.7 Million	-32.1%	94.4%	5.0%	70 Days	-15.7%	56	-26.3%

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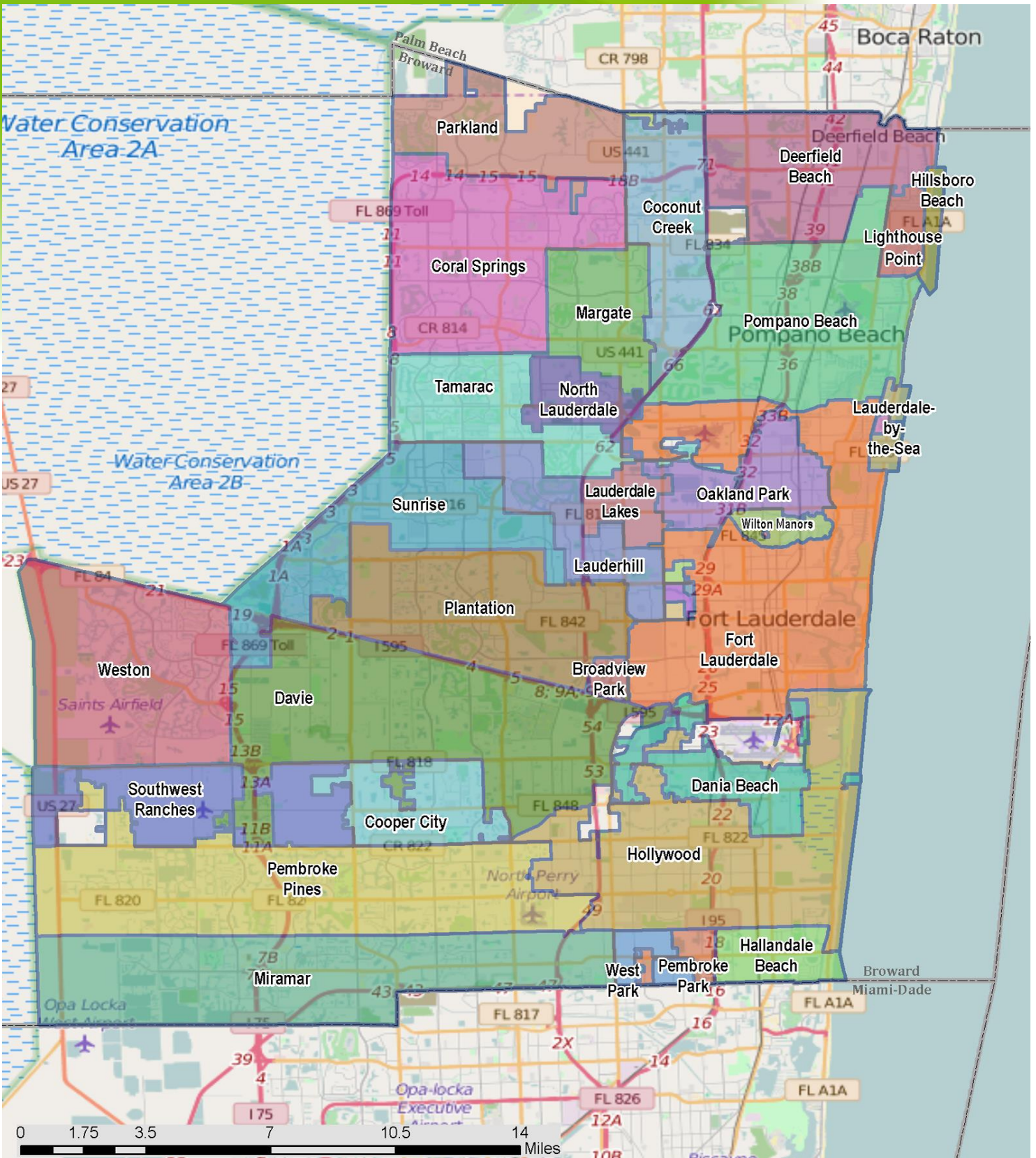
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	3,850	13.7%	1,677	9.7%	4,465	-24.3%	4.3	-28.3%
Boulevard Gardens (CDP)	8	300.0%	2	N/A	8	-20.0%	5.1	-15.0%
Broadview Park (CDP)	13	85.7%	6	200.0%	10	-54.5%	2.9	-63.8%
Coconut Creek (City)	80	8.1%	37	15.6%	69	-32.4%	3.1	-31.1%
Cooper City (City)	92	26.0%	38	22.6%	72	-47.4%	2.9	-48.2%
Coral Springs (City)	289	4.7%	111	-4.3%	207	-39.3%	2.6	-43.5%
Dania Beach (City)	57	18.8%	19	-20.8%	88	-23.5%	6.4	-36.0%
Davie (Town)	189	6.2%	82	20.6%	178	-21.9%	3.8	-25.5%
Deerfield Beach (City)	146	58.7%	76	76.7%	135	-17.7%	4.1	-14.6%
Fort Lauderdale (City)	465	26.0%	208	5.1%	789	-18.2%	6.3	-22.2%
Franklin Park (CDP)	3	200.0%	0	N/A	2	-66.7%	3.4	-81.1%
Hallandale Beach (City)	26	8.3%	15	87.5%	59	-26.3%	9.8	-21.6%
Hillsboro Beach (Town)	1	0.0%	2	100.0%	5	66.7%	12.0	33.3%
Hillsboro Pines (CDP)	1	-50.0%	1	N/A	2	0.0%	12.0	150.0%
Hollywood (City)	311	8.4%	129	-7.9%	504	-20.3%	5.7	-25.0%
Lauderdale Lakes (City)	39	14.7%	27	35.0%	30	-43.4%	3.9	-32.8%
Lauderdale-by-the-Sea (Town)	14	75.0%	7	133.3%	25	-30.6%	7.9	-37.8%
Lauderhill (City)	83	15.3%	33	-21.4%	97	-14.9%	4.3	-10.4%
Lazy Lake (Village)	0	-100.0%	1	0.0%	2	N/A	0.0	N/A
Lighthouse Point (City)	65	44.4%	15	-28.6%	84	-22.9%	5.4	-35.7%
Margate (City)	116	12.6%	42	-26.3%	106	-27.9%	3.4	-32.0%
Miramar (City)	242	19.2%	97	2.1%	229	-33.2%	3.4	-41.4%
North Lauderdale (City)	50	4.2%	24	9.1%	60	-14.3%	4.1	-24.1%
Oakland Park (City)	105	-7.9%	41	13.9%	156	-23.9%	4.7	-27.7%
Parkland (City)	174	6.1%	89	17.1%	171	-8.1%	4.1	-10.9%
Pembroke Park (Town)	0	-100.0%	0	N/A	0	-100.0%	0.0	N/A
Pembroke Pines (City)	276	6.6%	116	-2.5%	224	-35.6%	2.9	-35.6%
Plantation (City)	180	-4.3%	85	23.2%	199	-30.7%	3.7	-30.2%
Pompano Beach (City)	226	11.3%	102	7.4%	270	-15.6%	5.1	-20.3%
Roosevelt Gardens (CDP)	9	125.0%	6	500.0%	12	-7.7%	8.5	9.0%
Sea Ranch Lakes (Village)	1	-50.0%	1	0.0%	5	-37.5%	7.5	-37.5%
Southwest Ranches (Town)	20	17.6%	14	75.0%	63	-28.4%	8.7	-35.1%
Sunrise (City)	155	33.6%	67	36.7%	110	-31.3%	2.6	-36.6%
Tamarac (City)	189	47.7%	87	27.9%	209	-17.4%	4.9	-18.3%
Washington Park (CDP)	12	50.0%	7	40.0%	19	5.6%	9.5	-3.1%
West Park (City)	48	77.8%	27	68.8%	39	2.6%	3.8	11.8%
Weston (City)	175	6.7%	71	-4.1%	236	-7.1%	4.9	-21.0%
Wilton Manors (City)	41	-30.5%	16	6.7%	83	-22.4%	5.5	-27.6%

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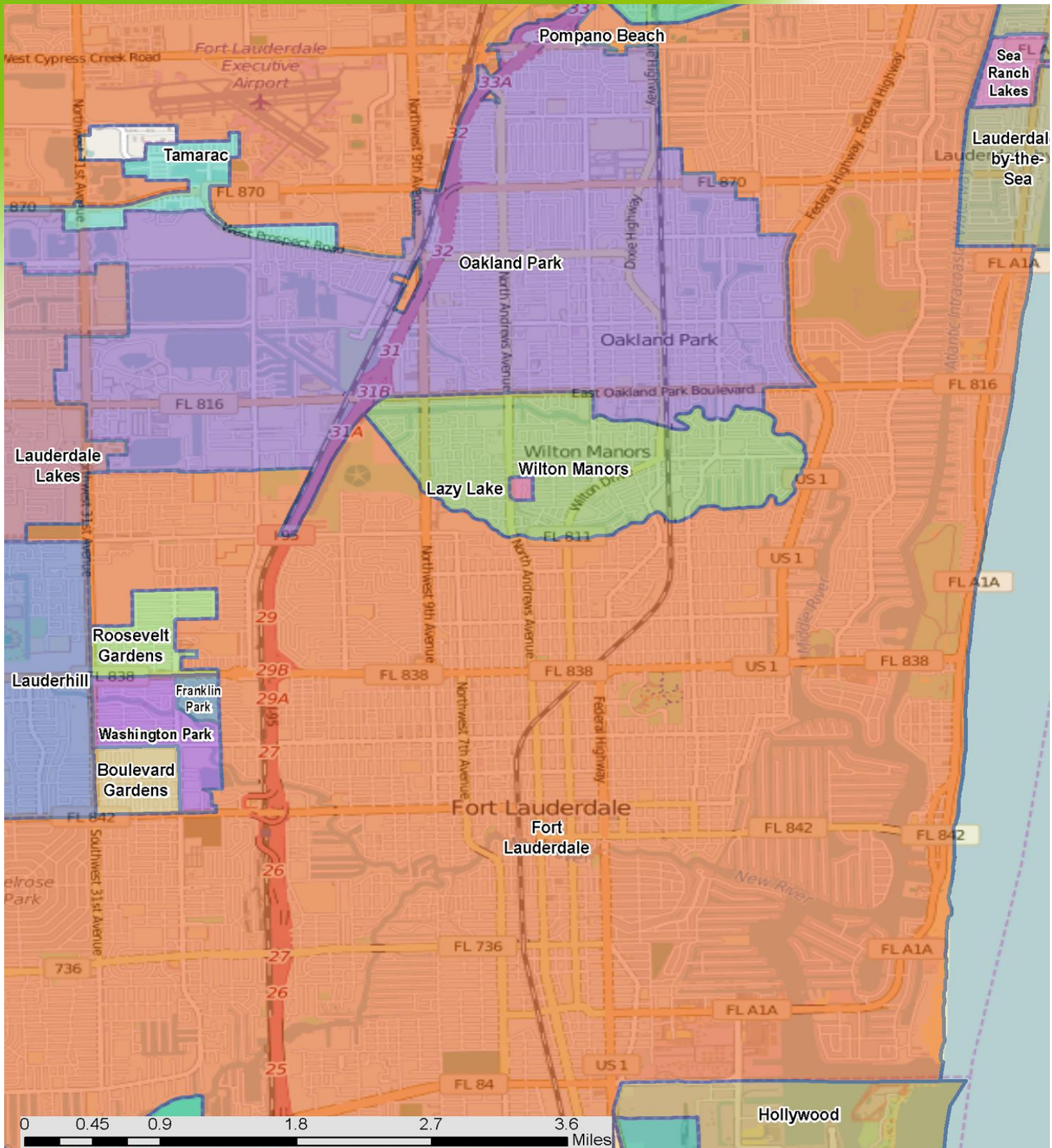


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Reference Map - East Central Broward
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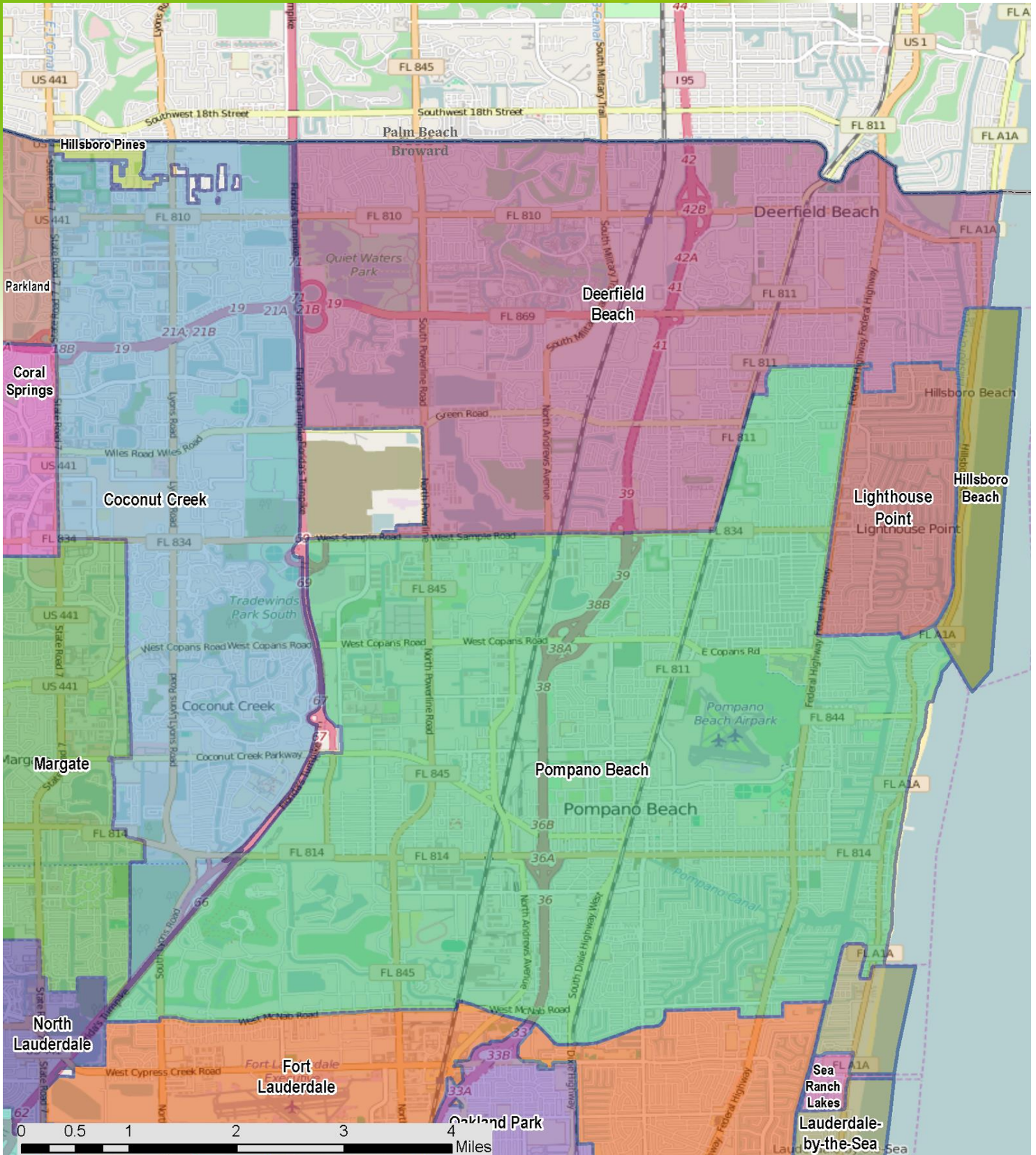
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Reference Map - Northeast Broward

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