

Broward County Local Residential Market Metrics - 2023

Townhouses and Condos

Municipalities and Census-Designated Places*



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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	14,446	-20.3%	7,774	-24.2%	\$273,000	9.2%	\$356,732	-0.5%
Boulevard Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	1	N/A	1	N/A	\$164,000	N/A	\$164,000	N/A
Coconut Creek (City)	646	-11.3%	321	-10.3%	\$255,000	8.8%	\$261,597	9.8%
Cooper City (City)	68	-21.8%	20	-25.9%	\$438,000	9.8%	\$430,127	8.4%
Coral Springs (City)	527	-18.8%	239	-24.8%	\$245,000	9.1%	\$277,915	11.6%
Dania Beach (City)	187	1.6%	104	-5.5%	\$274,000	11.8%	\$291,182	9.1%
Davie (Town)	471	-14.5%	201	-18.0%	\$296,500	9.8%	\$322,229	10.9%
Deerfield Beach (City)	1,080	-16.3%	641	-20.1%	\$212,000	21.1%	\$262,540	11.7%
Fort Lauderdale (City)	1,806	-25.1%	1,123	-28.2%	\$450,000	1.9%	\$695,711	-11.3%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	920	-27.7%	625	-28.2%	\$300,750	1.9%	\$392,694	3.4%
Hillsboro Beach (Town)	84	-9.7%	56	-9.7%	\$522,500	-14.3%	\$726,636	-9.9%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	985	-32.5%	636	-30.0%	\$295,000	-9.0%	\$409,448	-5.4%
Lauderdale Lakes (City)	334	-23.2%	174	-36.0%	\$130,000	18.2%	\$137,283	14.1%
Lauderdale-by-the-Sea (Town)	170	-29.2%	130	-22.2%	\$516,000	-12.4%	\$675,842	-10.7%
Lauderhill (City)	644	-29.1%	362	-31.0%	\$150,000	11.1%	\$171,574	12.2%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	107	-3.6%	70	-20.5%	\$199,999	16.4%	\$265,734	14.8%
Margate (City)	505	-14.3%	206	-28.0%	\$170,000	9.7%	\$204,574	12.3%
Miramar (City)	302	-30.3%	87	-42.0%	\$382,250	17.3%	\$379,214	15.4%
North Lauderdale (City)	168	-22.2%	53	-20.9%	\$265,000	8.2%	\$255,487	9.4%
Oakland Park (City)	377	-8.7%	166	-22.4%	\$235,000	17.5%	\$272,443	20.3%
Parkland (City)	52	-14.8%	19	-29.6%	\$565,000	6.6%	\$552,764	1.9%
Pembroke Park (Town)	22	15.8%	16	45.5%	\$127,625	-37.3%	\$217,148	13.1%
Pembroke Pines (City)	1,091	-16.1%	562	-18.7%	\$259,500	8.1%	\$291,776	8.3%
Plantation (City)	527	-4.5%	197	-22.1%	\$285,500	14.2%	\$301,420	11.6%
Pompano Beach (City)	1,228	-12.8%	735	-10.9%	\$290,000	1.8%	\$377,898	6.6%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	6	-14.3%	5	0.0%	\$440,000	-21.4%	\$495,667	-10.9%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	841	-24.2%	402	-29.1%	\$200,000	8.1%	\$244,794	10.3%
Tamarac (City)	901	-15.4%	411	-24.7%	\$210,000	13.5%	\$234,038	9.9%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	2	-33.3%	0	N/A	\$236,500	4.2%	\$236,500	-1.0%
Weston (City)	228	-20.6%	114	-25.5%	\$385,000	11.9%	\$428,797	13.4%
Wilton Manors (City)	152	-8.4%	76	-8.4%	\$359,900	8.7%	\$415,659	4.5%

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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	\$5.2 Billion	-20.8%	96.3%	-2.8%	30 Days	66.7%	22,194	-2.0%
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Broadview Park (CDP)	\$164,000	N/A	96.5%	N/A	19 Days	N/A	1	N/A
Coconut Creek (City)	\$169.0 Million	-2.6%	96.4%	-3.6%	32 Days	113.3%	854	-7.8%
Cooper City (City)	\$29.2 Million	-15.3%	100.0%	0.0%	13 Days	85.7%	77	-19.8%
Coral Springs (City)	\$146.5 Million	-9.4%	97.7%	-2.3%	20 Days	53.8%	743	-11.7%
Dania Beach (City)	\$54.5 Million	10.8%	96.0%	-3.3%	24 Days	26.3%	281	18.1%
Davie (Town)	\$151.8 Million	-5.2%	98.7%	-1.3%	15 Days	25.0%	624	-3.3%
Deerfield Beach (City)	\$283.5 Million	-6.5%	95.8%	-3.3%	29 Days	70.6%	1,476	-7.1%
Fort Lauderdale (City)	\$1.3 Billion	-33.5%	94.9%	-3.3%	39 Days	85.7%	3,046	3.1%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	\$361.3 Million	-25.2%	93.8%	-3.7%	61 Days	96.8%	1,632	-5.9%
Hillsboro Beach (Town)	\$61.0 Million	-18.6%	92.3%	-3.6%	51 Days	50.0%	137	4.6%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	\$403.3 Million	-36.1%	95.3%	-2.5%	42 Days	68.0%	1,842	-2.6%
Lauderdale Lakes (City)	\$45.9 Million	-12.4%	96.0%	-4.0%	36 Days	44.0%	562	6.2%
Lauderdale-by-the-Sea (Town)	\$114.9 Million	-36.7%	93.7%	-3.8%	34 Days	36.0%	284	-2.1%
Lauderhill (City)	\$110.5 Million	-20.4%	96.1%	-1.7%	43 Days	72.0%	1,175	-5.0%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	\$28.4 Million	10.7%	93.1%	-5.8%	38 Days	171.4%	154	9.2%
Margate (City)	\$103.3 Million	-3.7%	96.9%	-3.1%	30 Days	114.3%	786	14.4%
Miramar (City)	\$114.5 Million	-19.5%	98.9%	-1.1%	17 Days	30.8%	398	-23.8%
North Lauderdale (City)	\$42.9 Million	-14.9%	98.7%	-1.3%	24 Days	118.2%	243	-11.0%
Oakland Park (City)	\$102.7 Million	9.8%	97.2%	-2.8%	20 Days	66.7%	594	19.5%
Parkland (City)	\$28.7 Million	-13.2%	97.7%	-0.9%	19 Days	26.7%	66	-4.3%
Pembroke Park (Town)	\$4.8 Million	31.0%	96.0%	-4.6%	23 Days	64.3%	23	-36.1%
Pembroke Pines (City)	\$318.3 Million	-9.1%	97.3%	-2.7%	25 Days	56.3%	1,492	-4.0%
Plantation (City)	\$158.8 Million	6.6%	98.2%	-1.8%	17 Days	41.7%	750	12.1%
Pompano Beach (City)	\$464.1 Million	-7.0%	95.2%	-3.4%	36 Days	140.0%	1,944	7.2%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	\$3.0 Million	-23.6%	91.9%	-3.8%	57 Days	216.7%	8	-27.3%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Sunrise (City)	\$205.9 Million	-16.4%	96.7%	-3.3%	35 Days	94.4%	1,227	-12.1%
Tamarac (City)	\$210.9 Million	-7.0%	97.4%	-2.6%	26 Days	62.5%	1,288	3.6%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	\$473,000	-34.0%	106.2%	15.1%	9 Days	-25.0%	2	-50.0%
Weston (City)	\$97.8 Million	-9.9%	97.9%	-2.1%	18 Days	28.6%	306	-11.3%
Wilton Manors (City)	\$63.2 Million	-4.3%	97.1%	-2.9%	16 Days	0.0%	208	20.2%

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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	16,685	-16.1%	1,500	-10.6%	6,326	51.0%	5.3	89.3%
Boulevard Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	1	N/A	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	742	-7.9%	57	-16.2%	199	22.1%	3.7	37.0%
Cooper City (City)	72	-13.3%	8	33.3%	4	-55.6%	0.7	-41.7%
Coral Springs (City)	642	-13.7%	68	-2.9%	146	22.7%	3.3	50.0%
Dania Beach (City)	214	2.4%	17	13.3%	67	36.7%	4.3	34.4%
Davie (Town)	531	-11.9%	33	-45.9%	98	53.1%	2.5	78.6%
Deerfield Beach (City)	1,211	-13.6%	97	-18.5%	362	34.6%	4.0	60.0%
Fort Lauderdale (City)	1,950	-20.9%	174	-13.0%	1,138	68.1%	7.6	123.5%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	1,032	-23.4%	79	-12.2%	621	23.2%	8.1	68.8%
Hillsboro Beach (Town)	89	-8.2%	9	0.0%	53	47.2%	7.6	65.2%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	1,153	-26.6%	129	10.3%	689	53.1%	8.4	127.0%
Lauderdale Lakes (City)	411	-19.3%	47	-11.3%	178	79.8%	6.4	137.0%
Lauderdale-by-the-Sea (Town)	180	-26.2%	22	0.0%	102	59.4%	7.2	125.0%
Lauderhill (City)	881	-21.8%	92	-20.0%	383	60.9%	7.1	129.0%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	130	10.2%	13	160.0%	43	30.3%	4.8	33.3%
Margate (City)	633	-6.4%	55	17.0%	193	127.1%	4.6	170.6%
Miramar (City)	344	-26.3%	32	-23.8%	69	35.3%	2.7	92.9%
North Lauderdale (City)	210	-12.9%	24	14.3%	41	32.3%	2.9	70.6%
Oakland Park (City)	434	-3.8%	39	11.4%	161	155.6%	5.1	183.3%
Parkland (City)	54	-11.5%	4	100.0%	12	9.1%	2.8	27.3%
Pembroke Park (Town)	22	-18.5%	3	-40.0%	4	-42.9%	2.2	-50.0%
Pembroke Pines (City)	1,243	-11.2%	103	-18.3%	337	54.6%	3.7	85.0%
Plantation (City)	617	-2.7%	52	-8.8%	154	73.0%	3.5	84.2%
Pompano Beach (City)	1,429	-6.8%	136	-1.4%	560	63.7%	5.5	89.7%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	6	-33.3%	0	-100.0%	2	100.0%	4.0	135.3%
Southwest Ranches (Town)	1	N/A	0	N/A	0	-100.0%	0.0	N/A
Sunrise (City)	982	-23.0%	91	-23.5%	352	40.8%	5.0	85.2%
Tamarac (City)	1,070	-10.4%	101	9.8%	269	69.2%	3.6	100.0%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	2	-50.0%	1	-50.0%	0	N/A	0.0	N/A
Weston (City)	256	-21.0%	24	-4.0%	48	33.3%	2.5	66.7%
Wilton Manors (City)	164	-1.8%	11	22.2%	36	111.8%	2.8	133.3%

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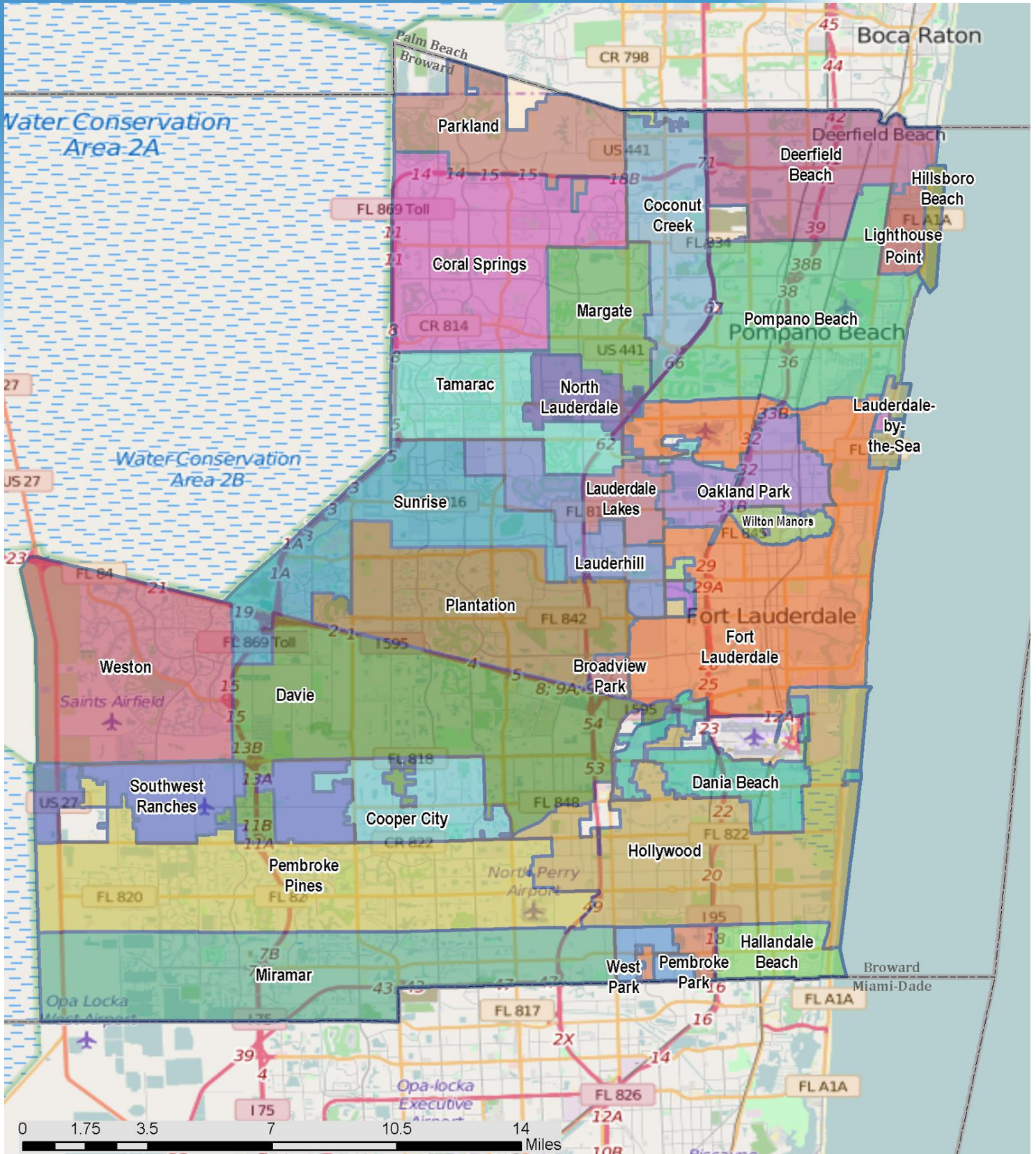
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Reference Map - Countywide

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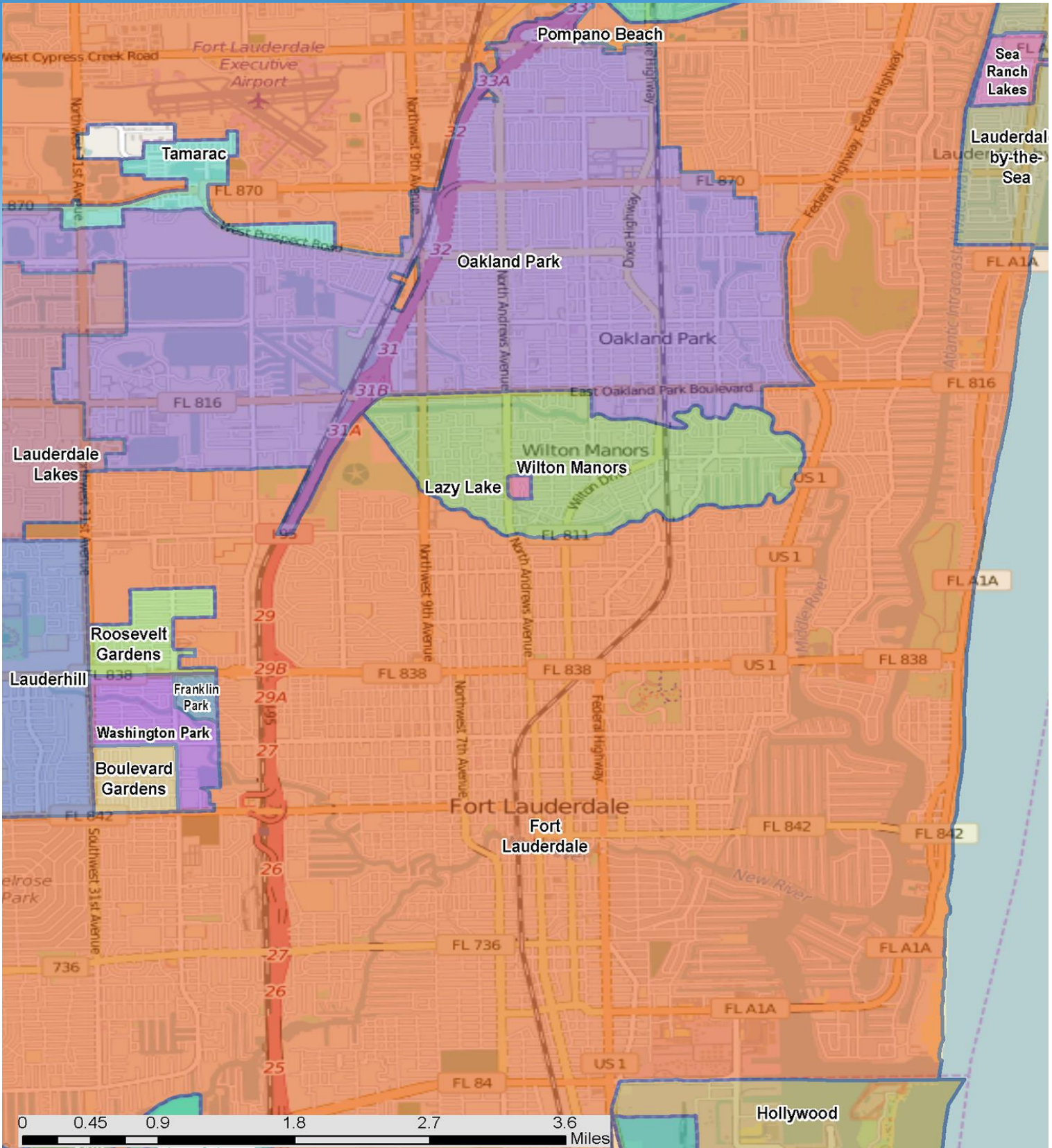
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Reference Map - East Central Broward

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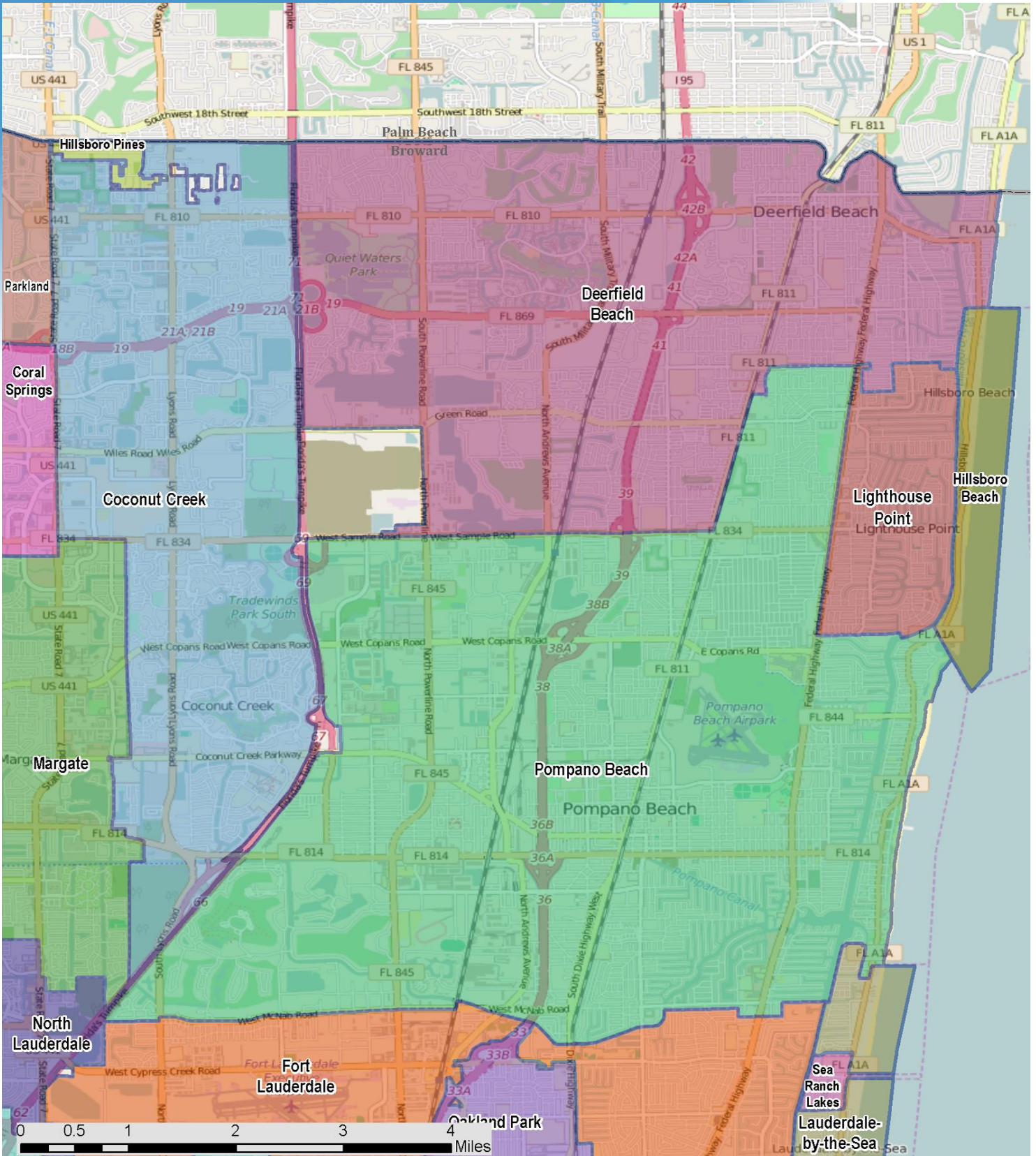
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Reference Map - Northeast Broward

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