

Broward County Local Residential Market Metrics - 2023

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	12,337	-14.6%	3,104	-20.7%	\$580,000	5.5%	\$783,816	2.6%
Boulevard Gardens (CDP)	23	35.3%	2	-77.8%	\$367,500	25.9%	\$365,938	27.5%
Broadview Park (CDP)	44	-4.3%	12	33.3%	\$410,000	7.2%	\$399,411	6.6%
Coconut Creek (City)	266	-15.6%	49	-24.6%	\$567,000	3.1%	\$565,997	0.7%
Cooper City (City)	255	-12.4%	55	-26.7%	\$697,500	7.3%	\$783,727	9.8%
Coral Springs (City)	884	-16.8%	166	-22.4%	\$660,000	3.1%	\$684,036	1.3%
Dania Beach (City)	150	-17.1%	47	-32.9%	\$550,000	6.6%	\$607,371	2.3%
Davie (Town)	596	-4.2%	174	-4.4%	\$750,000	9.3%	\$957,939	11.2%
Deerfield Beach (City)	427	-7.4%	137	-7.4%	\$502,500	16.9%	\$632,708	16.9%
Fort Lauderdale (City)	1,486	-12.3%	566	-22.4%	\$642,500	-1.2%	\$1,283,007	-7.8%
Franklin Park (CDP)	4	0.0%	1	-66.7%	\$330,500	27.1%	\$305,250	25.1%
Hallandale Beach (City)	77	-21.4%	27	-42.6%	\$493,750	17.6%	\$1,101,859	43.5%
Hillsboro Beach (Town)	1	N/A	1	N/A	\$16,120,750	N/A	\$19,241,500	N/A
Hillsboro Pines (CDP)	4	-55.6%	2	-60.0%	\$400,000	-39.8%	\$438,000	-45.4%
Hollywood (City)	1,034	-18.8%	290	-28.6%	\$525,000	7.2%	\$662,800	4.7%
Lauderdale Lakes (City)	111	0.0%	12	33.3%	\$424,000	11.6%	\$404,813	7.2%
Lauderdale-by-the-Sea (Town)	23	-51.1%	13	-64.9%	\$1,100,000	-10.0%	\$1,193,848	-18.5%
Lauderhill (City)	301	-4.4%	53	-5.4%	\$415,000	10.7%	\$425,398	7.9%
Lazy Lake (Village)	1	0.0%	0	-100.0%	\$1,600,000	29.0%	\$1,600,000	29.0%
Lighthouse Point (City)	155	-12.9%	74	-22.9%	\$1,285,000	-7.5%	\$1,839,732	0.9%
Margate (City)	415	-18.8%	60	-25.9%	\$456,000	6.0%	\$444,098	5.5%
Miramar (City)	712	-18.5%	103	-17.6%	\$585,000	4.5%	\$633,119	4.5%
North Lauderdale (City)	210	-2.8%	23	-32.4%	\$391,500	5.8%	\$384,728	5.8%
Oakland Park (City)	385	-13.9%	111	-12.6%	\$530,000	15.0%	\$580,667	10.5%
Parkland (City)	532	-2.7%	160	-7.0%	\$1,113,750	1.3%	\$1,207,024	-0.9%
Pembroke Park (Town)	2	0.0%	1	0.0%	\$537,500	61.7%	\$537,500	61.7%
Pembroke Pines (City)	874	-21.5%	136	-25.3%	\$620,000	4.2%	\$647,965	3.9%
Plantation (City)	635	-14.1%	163	-17.7%	\$672,500	5.9%	\$745,607	0.5%
Pompano Beach (City)	624	-18.0%	227	-17.8%	\$450,000	3.4%	\$692,220	3.7%
Roosevelt Gardens (CDP)	21	-40.0%	4	-42.9%	\$345,000	-1.8%	\$356,276	1.0%
Sea Ranch Lakes (Village)	12	9.1%	10	11.1%	\$4,302,500	60.8%	\$4,556,080	51.8%
Southwest Ranches (Town)	94	-4.1%	37	-9.8%	\$1,450,000	-2.2%	\$2,219,450	-0.9%
Sunrise (City)	534	-7.5%	73	-13.1%	\$490,500	5.5%	\$490,432	5.9%
Tamarac (City)	640	-14.9%	109	1.9%	\$400,000	12.7%	\$429,615	12.3%
Washington Park (CDP)	26	-36.6%	3	-78.6%	\$412,500	19.6%	\$394,259	17.2%
West Park (City)	123	-14.0%	17	-26.1%	\$420,000	13.5%	\$415,446	13.6%
Weston (City)	538	-18.4%	131	-29.9%	\$850,000	-1.2%	\$1,032,516	-0.8%
Wilton Manors (City)	164	-8.4%	73	-11.0%	\$792,500	1.9%	\$890,752	8.2%

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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	\$9.7 Billion	-12.3%	96.9%	-3.1%	28 Days	64.7%	16,661	-15.6%
Boulevard Gardens (CDP)	\$8.4 Million	72.5%	99.0%	-2.8%	46 Days	187.5%	34	61.9%
Broadview Park (CDP)	\$17.6 Million	2.0%	97.0%	-0.8%	42 Days	162.5%	51	-20.3%
Coconut Creek (City)	\$150.6 Million	-14.9%	97.6%	-2.4%	24 Days	84.6%	340	-20.2%
Cooper City (City)	\$199.9 Million	-3.8%	97.5%	-2.5%	21 Days	50.0%	368	-2.1%
Coral Springs (City)	\$604.7 Million	-15.8%	97.2%	-2.8%	27 Days	92.9%	1,092	-18.3%
Dania Beach (City)	\$91.1 Million	-15.2%	94.5%	-3.5%	48 Days	108.7%	229	-20.8%
Davie (Town)	\$570.9 Million	6.5%	96.3%	-3.7%	30 Days	100.0%	677	-21.5%
Deerfield Beach (City)	\$270.2 Million	8.3%	96.7%	-1.7%	24 Days	60.0%	564	-6.0%
Fort Lauderdale (City)	\$1.9 Billion	-19.2%	94.7%	-3.6%	38 Days	81.0%	2,286	-10.7%
Franklin Park (CDP)	\$1.2 Million	25.1%	100.0%	0.0%	7 Days	-82.9%	9	0.0%
Hallandale Beach (City)	\$84.8 Million	12.8%	98.2%	0.2%	35 Days	150.0%	142	-10.1%
Hillsboro Beach (Town)	\$19.2 Million	N/A	71.8%	N/A	903 Days	N/A	6	200.0%
Hillsboro Pines (CDP)	\$1.8 Million	-75.7%	97.6%	7.1%	8 Days	-77.1%	6	-50.0%
Hollywood (City)	\$685.3 Million	-14.9%	96.1%	-2.9%	34 Days	78.9%	1,624	-11.7%
Lauderdale Lakes (City)	\$44.9 Million	7.2%	100.0%	0.0%	25 Days	78.6%	144	-14.8%
Lauderdale-by-the-Sea (Town)	\$27.5 Million	-60.1%	90.7%	-6.2%	46 Days	119.0%	65	0.0%
Lauderhill (City)	\$128.0 Million	3.1%	97.6%	-2.4%	24 Days	14.3%	392	-9.0%
Lazy Lake (Village)	\$1.6 Million	29.0%	86.5%	-9.3%	172 Days	1811.1%	2	100.0%
Lighthouse Point (City)	\$285.2 Million	-12.1%	91.8%	-3.9%	50 Days	85.2%	233	-15.0%
Margate (City)	\$184.3 Million	-14.3%	98.4%	-1.6%	21 Days	40.0%	545	-17.9%
Miramar (City)	\$450.8 Million	-14.9%	97.9%	-2.1%	27 Days	58.8%	928	-19.3%
North Lauderdale (City)	\$80.8 Million	2.8%	100.0%	0.0%	20 Days	33.3%	266	-11.3%
Oakland Park (City)	\$223.6 Million	-4.8%	96.6%	-2.6%	30 Days	87.5%	519	-12.6%
Parkland (City)	\$642.1 Million	-3.6%	95.2%	-2.9%	35 Days	105.9%	661	-14.8%
Pembroke Park (Town)	\$1.1 Million	61.7%	95.6%	-2.1%	1 Day	-96.4%	2	-33.3%
Pembroke Pines (City)	\$566.3 Million	-18.5%	97.9%	-2.1%	22 Days	57.1%	1,066	-24.8%
Plantation (City)	\$473.5 Million	-13.6%	96.7%	-2.4%	32 Days	88.2%	809	-17.1%
Pompano Beach (City)	\$431.9 Million	-15.0%	95.2%	-2.9%	35 Days	66.7%	939	-12.1%
Roosevelt Gardens (CDP)	\$7.5 Million	-39.4%	96.6%	-1.5%	36 Days	-14.3%	30	-36.2%
Sea Ranch Lakes (Village)	\$54.7 Million	65.6%	91.4%	-5.3%	69 Days	666.7%	20	5.3%
Southwest Ranches (Town)	\$208.6 Million	-5.0%	92.9%	-0.4%	32 Days	-28.9%	172	20.3%
Sunrise (City)	\$261.9 Million	-2.0%	99.1%	-0.9%	18 Days	38.5%	661	-11.2%
Tamarac (City)	\$275.0 Million	-4.4%	97.9%	-2.1%	27 Days	50.0%	771	-19.9%
Washington Park (CDP)	\$10.3 Million	-25.7%	97.6%	-0.7%	34 Days	25.9%	41	-18.0%
West Park (City)	\$51.1 Million	-2.3%	98.5%	-1.5%	23 Days	27.8%	165	-13.6%
Weston (City)	\$555.5 Million	-19.0%	96.8%	-1.7%	25 Days	66.7%	667	-23.4%
Wilton Manors (City)	\$146.1 Million	-0.9%	94.5%	-3.0%	42 Days	162.5%	266	-2.6%

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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	13,733	-11.4%	1,101	-11.3%	3,543	-1.1%	3.4	13.3%
Boulevard Gardens (CDP)	34	61.9%	4	33.3%	6	-25.0%	3.1	-44.6%
Broadview Park (CDP)	45	-16.7%	1	-80.0%	10	-9.1%	2.7	-6.9%
Coconut Creek (City)	300	-9.4%	21	16.7%	68	0.0%	3.1	19.2%
Cooper City (City)	277	-7.4%	26	52.9%	71	44.9%	3.3	65.0%
Coral Springs (City)	961	-12.6%	52	-29.7%	190	-5.5%	2.6	13.0%
Dania Beach (City)	162	-23.9%	16	-33.3%	54	-27.0%	4.3	-12.2%
Davie (Town)	635	-4.4%	53	-3.6%	113	-36.9%	2.3	-34.3%
Deerfield Beach (City)	480	-1.0%	42	0.0%	99	7.6%	2.8	16.7%
Fort Lauderdale (City)	1,628	-11.2%	141	-19.0%	711	14.9%	5.7	29.5%
Franklin Park (CDP)	7	40.0%	2	100.0%	1	-66.7%	3.0	-66.7%
Hallandale Beach (City)	83	-18.6%	7	-12.5%	43	30.3%	6.7	67.5%
Hillsboro Beach (Town)	2	N/A	0	N/A	7	133.3%	84.0	N/A
Hillsboro Pines (CDP)	2	-83.3%	0	-100.0%	3	200.0%	9.0	592.3%
Hollywood (City)	1,157	-15.6%	105	-11.8%	416	7.8%	4.8	33.3%
Lauderdale Lakes (City)	158	12.1%	20	-4.8%	19	-38.7%	2.1	-38.2%
Lauderdale-by-the-Sea (Town)	26	-42.2%	4	N/A	32	45.5%	16.7	198.2%
Lauderhill (City)	365	-2.1%	33	-5.7%	62	-4.6%	2.5	0.0%
Lazy Lake (Village)	1	N/A	0	N/A	1	0.0%	12.0	0.0%
Lighthouse Point (City)	160	-11.1%	14	-22.2%	81	19.1%	6.3	37.0%
Margate (City)	484	-14.2%	35	29.6%	85	-12.4%	2.5	8.7%
Miramar (City)	818	-14.3%	70	-15.7%	155	-10.4%	2.6	8.3%
North Lauderdale (City)	243	-7.3%	18	-35.7%	45	-8.2%	2.6	-3.7%
Oakland Park (City)	414	-15.2%	29	-17.1%	112	21.7%	3.5	40.0%
Parkland (City)	560	0.4%	39	-23.5%	118	-15.1%	2.7	-10.0%
Pembroke Park (Town)	2	0.0%	0	N/A	0	-100.0%	0.0	-100.0%
Pembroke Pines (City)	969	-17.3%	63	-16.0%	163	-11.9%	2.2	10.0%
Plantation (City)	697	-6.7%	46	-13.2%	161	-10.1%	3.0	3.4%
Pompano Beach (City)	715	-14.7%	68	4.6%	236	16.8%	4.5	40.6%
Roosevelt Gardens (CDP)	25	-37.5%	2	100.0%	8	33.3%	4.6	119.0%
Sea Ranch Lakes (Village)	13	18.2%	0	N/A	8	100.0%	8.0	81.8%
Southwest Ranches (Town)	98	-9.3%	10	-9.1%	67	45.7%	8.6	53.6%
Sunrise (City)	601	-7.0%	44	2.3%	89	-15.2%	2.0	-9.1%
Tamarac (City)	734	-10.4%	64	-8.6%	115	-17.3%	2.2	0.0%
Washington Park (CDP)	35	-20.5%	5	0.0%	15	114.3%	6.9	245.0%
West Park (City)	146	-8.8%	18	50.0%	30	-18.9%	2.9	-6.5%
Weston (City)	580	-11.7%	48	-4.0%	120	-14.9%	2.7	3.8%
Wilton Manors (City)	180	-4.3%	16	0.0%	79	19.7%	5.8	31.8%

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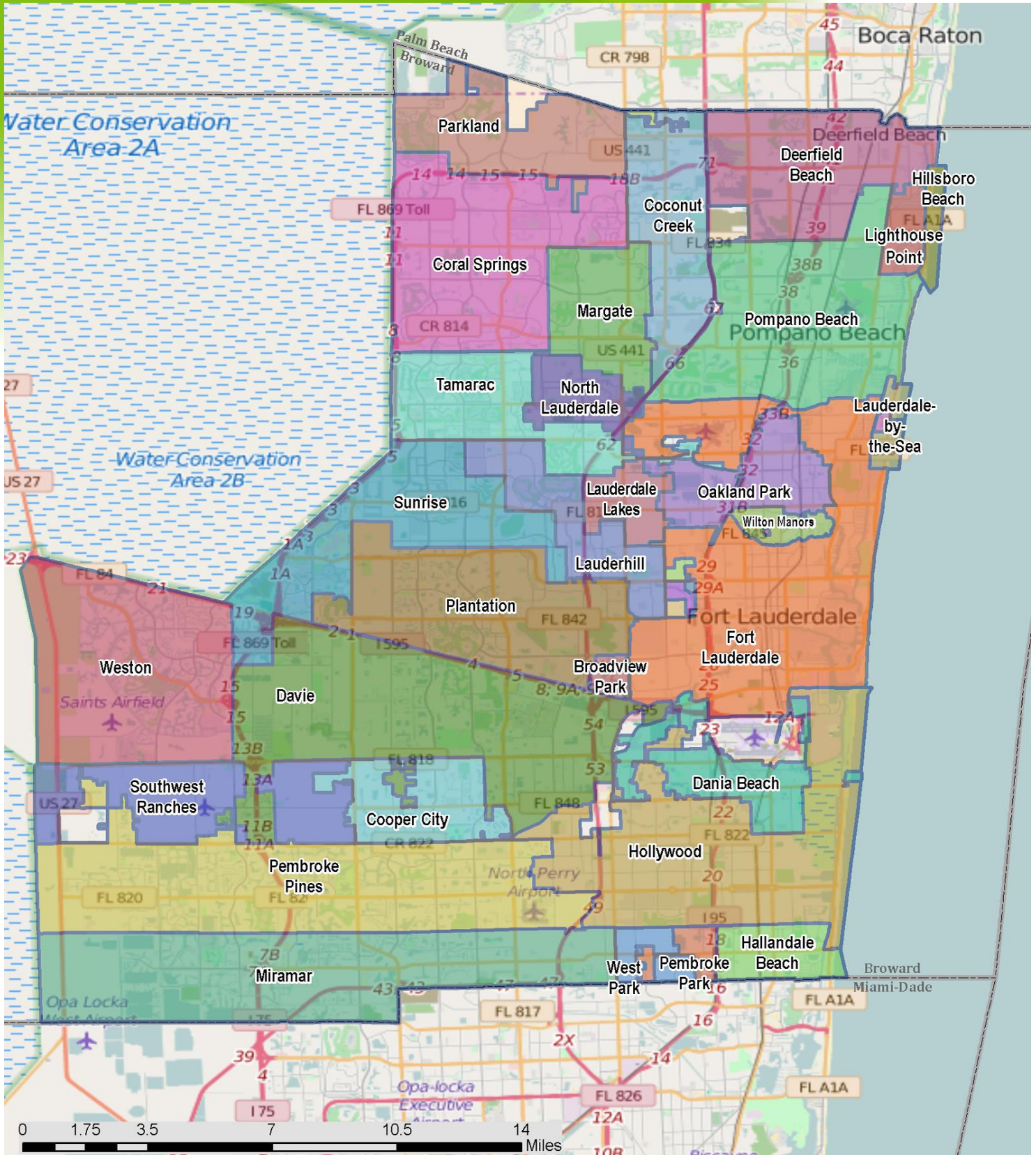
Broward County Local Residential Market Metrics - 2023

Reference Map - Countywide

Municipalities and Census-Designated Places*

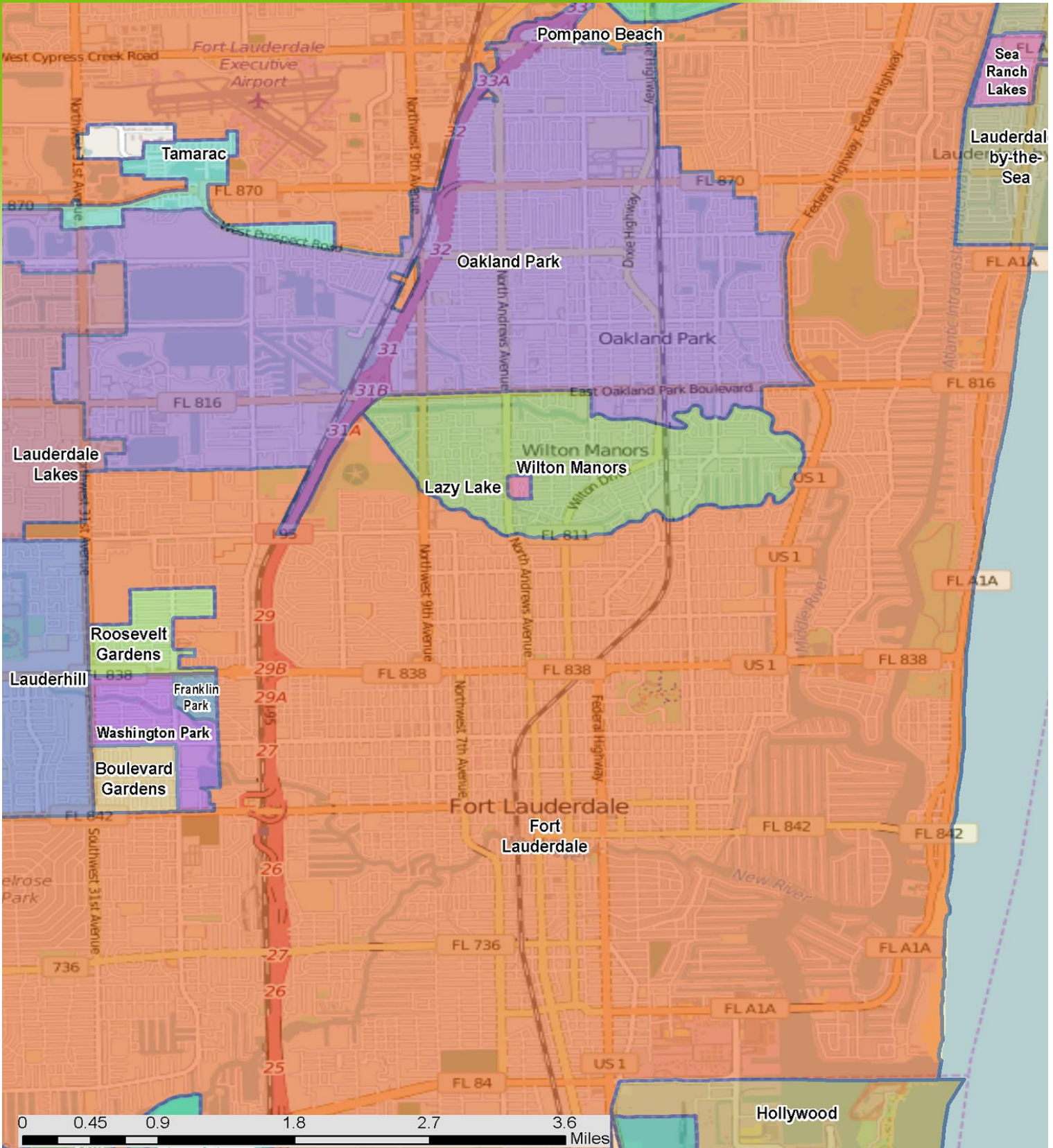


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 Reference Map - East Central Broward
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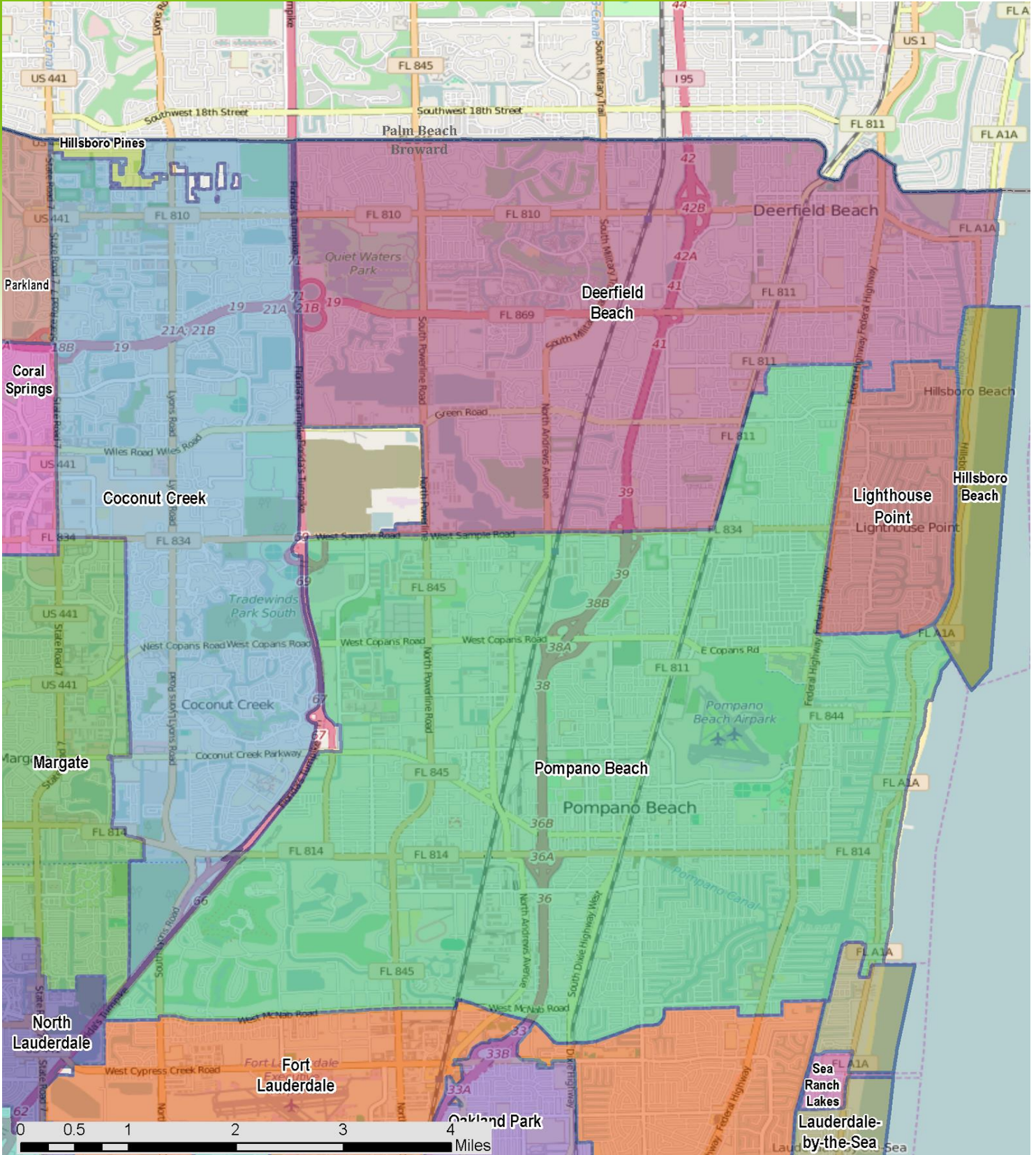
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Reference Map - Northeast Broward

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