Broward County Local Residential Market Metrics - 2021
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	21,858	41.6%	11,298	57.9%	$217,500	15.1%	$296,632	19.8%
Boulevard Gardens (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Broadview Park (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coconut Creek (City)	920	20.9%	431	45.6%	$180,000	8.4%	$196,408	11.9%
Cooper City (City)	124	26.5%	33	200.0%	$330,000	9.5%	$331,364	10.4%
Coral Springs (City)	735	25.4%	376	48.0%	$175,000	10.1%	$201,839	10.2%
Dania Beach (City)	230	9.0%	120	87.5%	$220,000	4.8%	$231,559	-1.9%
Davie (Town)	791	61.4%	287	95.2%	$225,000	4.7%	$245,217	12.5%
Deerfield Beach (City)	1,361	40.5%	800	41.3%	$152,950	21.9%	$200,322	23.9%
Fort Lauderdale (City)	3,288	65.0%	1,807	86.1%	$383,750	14.6%	$563,645	15.5%
Franklin Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	1,590	82.1%	1,000	84.2%	$240,000	23.1%	$306,152	18.7%
Hillsboro Beach (Town)	158	71.7%	98	69.0%	$449,900	14.2%	$630,655	30.6%
Hillsboro Pines (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Hollywood (City)	1,719	62.0%	1,055	79.7%	$260,500	27.1%	$362,378	22.4%
Lauderdale Lakes (City)	371	46.6%	248	40.1%	$80,000	5.3%	$97,261	13.1%
Lauderdale-by-the-Sea (Town)	329	53.7%	214	65.9%	$450,000	15.4%	$598,630	14.2%
Lauderhill (City)	907	45.6%	536	48.1%	$108,575	14.3%	$122,503	8.8%
Lazy Lake (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Lighthouse Point (City)	122	22.0%	87	52.6%	$155,500	-6.5%	$242,959	20.3%
Margate (City)	637	22.0%	313	34.3%	$114,900	2.6%	$135,944	3.8%
Miramar (City)	533	23.4%	152	70.8%	$275,000	3.8%	$276,169	4.2%
North Lauderdale (City)	260	25.6%	89	64.8%	$193,500	1.3%	$195,054	9.2%
Oakland Park (City)	498	48.2%	219	47.0%	$170,000	16.0%	$208,660	19.7%
Parkland (City)	88	57.1%	26	36.8%	$410,500	13.2%	$417,976	14.1%
Pembroke Park (Town)	11	22.2%	6	50.0%	$185,000	20.9%	$165,636	16.7%
Pembroke Pines (City)	1,543	25.2%	732	46.4%	$200,000	8.1%	$226,693	8.5%
Plantation (City)	737	26.2%	246	34.4%	$204,500	11.2%	$222,299	11.2%
Pompano Beach (City)	1,909	41.0%	1,052	52.0%	$225,000	18.1%	$290,434	20.8%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sea Ranch Lakes (Village)	5	-28.6%	2	0.0%	$319,000	-7.5%	$354,500	3.5%
Southwest Ranches (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Sunrise (City)	1,187	30.3%	555	24.7%	$151,000	9.4%	$186,214	16.2%
Tamarac (City)	1,121	20.7%	515	41.9%	$160,000	3.2%	$185,040	9.2%
Washington Park (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Park (City)	5	0.0%	1	-50.0%	$180,000	15.0%	$181,400	6.3%
Weston (City)	424	22.5%	174	32.8%	$279,450	4.1%	$315,440	11.6%
Wilton Manors (City)	197	26.3%	88	63.0%	$275,000	12.9%	$318,614	16.4%

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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	$6.5 Billion	69.5%	96.9%	2.1%	30 Days	-42.3%	24,487	2.4%
Boulevard Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Broadview Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Coconut Creek (City)	$180.7 Million	35.3%	97.3%	1.9%	25 Days	-41.9%	992	-2.8%
Cooper City (City)	$41.1 Million	39.7%	100.0%	2.6%	8 Days	-57.9%	115	-8.0%
Coral Springs (City)	$148.4 Million	38.2%	98.5%	2.5%	17 Days	-46.9%	890	7.2%
Dania Beach (City)	$53.3 Million	6.9%	96.4%	0.5%	33 Days	-45.0%	265	-17.2%
Davie (Town)	$194.0 Million	81.6%	98.5%	2.7%	17 Days	-46.9%	862	13.7%
Deerfield Beach (City)	$272.6 Million	74.0%	96.8%	3.4%	29 Days	-42.0%	1,536	-0.9%
Fort Lauderdale (City)	$1.9 Billion	90.5%	96.0%	2.6%	47 Days	-42.7%	3,169	-3.3%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hallandale Beach (City)	$486.8 Million	116.2%	95.3%	3.4%	70 Days	-38.6%	1,835	4.5%
Hillsboro Beach (Town)	$99.6 Million	124.2%	94.3%	1.4%	104 Days	-21.2%	135	-28.6%
Hillsboro Pines (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Hollywood (City)	$622.9 Million	98.3%	95.9%	2.8%	47 Days	-35.6%	2,009	4.1%
Lauderdale Lakes (City)	$36.1 Million	65.9%	95.3%	1.8%	56 Days	-21.1%	518	15.9%
Lauderdale-by-the-Sea (Town)	$196.9 Million	75.6%	96.2%	3.0%	39 Days	-55.7%	340	0.0%
Lauderhill (City)	$111.1 Million	58.4%	96.0%	1.5%	46 Days	-34.3%	1,158	13.3%
Lazy Lake (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Lighthouse Point (City)	$29.6 Million	46.7%	96.0%	2.9%	40 Days	-25.9%	122	-9.6%
Margate (City)	$86.6 Million	26.6%	97.3%	2.4%	21 Days	-52.3%	748	10.7%
Miramar (City)	$147.2 Million	28.6%	99.7%	2.6%	16 Days	-48.4%	647	10.4%
North Lauderdale (City)	$50.7 Million	37.2%	97.7%	0.0%	20 Days	-35.5%	304	-4.4%
Oakland Park (City)	$103.9 Million	77.4%	97.8%	2.0%	22 Days	-35.3%	539	1.5%
Parkland (City)	$36.8 Million	79.3%	100.0%	4.3%	12 Days	-65.7%	83	6.4%
Pembroke Park (Town)	$1.8 Million	42.7%	95.7%	-0.1%	28 Days	75.0%	15	-21.1%
Pembroke Pines (City)	$349.8 Million	35.8%	97.9%	1.6%	20 Days	-45.9%	1,775	1.8%
Plantation (City)	$163.8 Million	40.3%	98.5%	2.2%	17 Days	-48.5%	840	2.4%
Pompano Beach (City)	$554.4 Million	70.3%	96.5%	2.6%	30 Days	-46.4%	2,019	0.8%
Roosevelt Gardens (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sea Ranch Lakes (Village)	$1.8 Million	-26.1%	96.1%	1.5%	95 Days	143.6%	4	-60.0%
Southwest Ranches (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Sunrise (City)	$221.0 Million	51.4%	97.3%	2.1%	24 Days	-50.0%	1,458	7.4%
Tamarac (City)	$207.4 Million	31.8%	97.3%	2.0%	21 Days	-48.8%	1,381	6.9%
Washington Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
West Park (City)	$907,000	6.3%	88.4%	-1.3%	14 Days	-83.9%	9	50.0%
Weston (City)	$133.7 Million	36.8%	98.3%	2.4%	18 Days	-58.1%	434	-5.2%
Wilton Manors (City)	$62.8 Million	47.0%	97.5%	1.9%	15 Days	-51.6%	200	-8.7%

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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	25,696	35.3%	2,952	5.1%	3,010	-57.9%	1.7	-69.6%
Boulevard Gardens (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Broadview Park (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Coconut Creek (City)	1,065	18.2%	118	-10.6%	90	-57.1%	1.2	-63.6%
Cooper City (City)	127	5.8%	11	-31.3%	3	-76.9%	0.3	-81.3%
Coral Springs (City)	896	20.1%	91	-16.5%	72	-37.4%	1.2	-50.0%
Dania Beach (City)	278	7.3%	28	-12.5%	33	-62.9%	1.7	-66.7%
Davie (Town)	940	46.4%	96	-5.0%	49	-66.2%	0.7	-80.6%
Deerfield Beach (City)	1,631	35.7%	204	9.7%	174	-57.0%	1.5	-70.0%
Fort Lauderdale (City)	3,651	55.9%	413	11.6%	441	-68.6%	1.6	-81.2%
Franklin Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hallandale Beach (City)	1,875	71.9%	209	34.8%	395	-57.0%	3.0	-76.2%
Hillsboro Beach (Town)	176	58.6%	16	-11.1%	19	-80.8%	1.4	-89.1%
Hillsboro Pines (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Hollywood (City)	2,003	56.2%	219	17.7%	383	-57.2%	2.7	-73.3%
Lauderdale Lakes (City)	512	56.6%	82	78.3%	101	-39.2%	3.3	-58.2%
Lauderdale-by-the-Sea (Town)	368	50.2%	43	65.4%	40	-68.3%	1.5	-78.9%
Lauderhill (City)	1,199	49.7%	167	9.9%	182	-45.5%	2.4	-62.5%
Lazy Lake (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Lighthouse Point (City)	135	17.4%	15	36.4%	7	-82.9%	0.7	-85.7%
Margate (City)	767	16.7%	88	-16.2%	73	-41.1%	1.4	-51.7%
Miramar (City)	647	11.6%	87	11.5%	43	-39.4%	1.0	-50.0%
North Lauderdale (City)	296	-3.9%	46	-31.3%	30	-36.2%	1.4	-48.1%
Oakland Park (City)	567	35.6%	55	-5.2%	42	-56.3%	1.0	-70.6%
Parkland (City)	97	44.8%	9	-18.2%	2	-87.5%	0.3	-91.2%
Pembroke Park (Town)	14	-6.7%	2	-60.0%	3	0.0%	3.3	-17.5%
Pembroke Pines (City)	1,836	24.1%	215	12.0%	146	-57.8%	1.1	-67.6%
Plantation (City)	876	17.9%	87	-19.4%	66	-43.6%	1.1	-54.2%
Pompano Beach (City)	2,170	37.1%	215	0.9%	199	-67.5%	1.3	-75.9%
Roosevelt Gardens (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sea Ranch Lakes (Village)	7	0.0%	1	0.0%	0	-100.0%	0.0	-100.0%
Southwest Ranches (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Sunrise (City)	1,389	19.4%	172	-6.0%	186	-41.0%	1.9	-53.7%
Tamarac (City)	1,412	21.9%	191	11.0%	143	-33.2%	1.5	-46.4%
Washington Park (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
West Park (City)	7	-12.5%	1	N/A	1	N/A	2.4	N/A
Weston (City)	465	10.2%	38	-37.7%	27	-62.0%	0.8	-68.0%
Wilton Manors (City)	211	24.1%	20	33.3%	12	-75.5%	0.7	-81.6%

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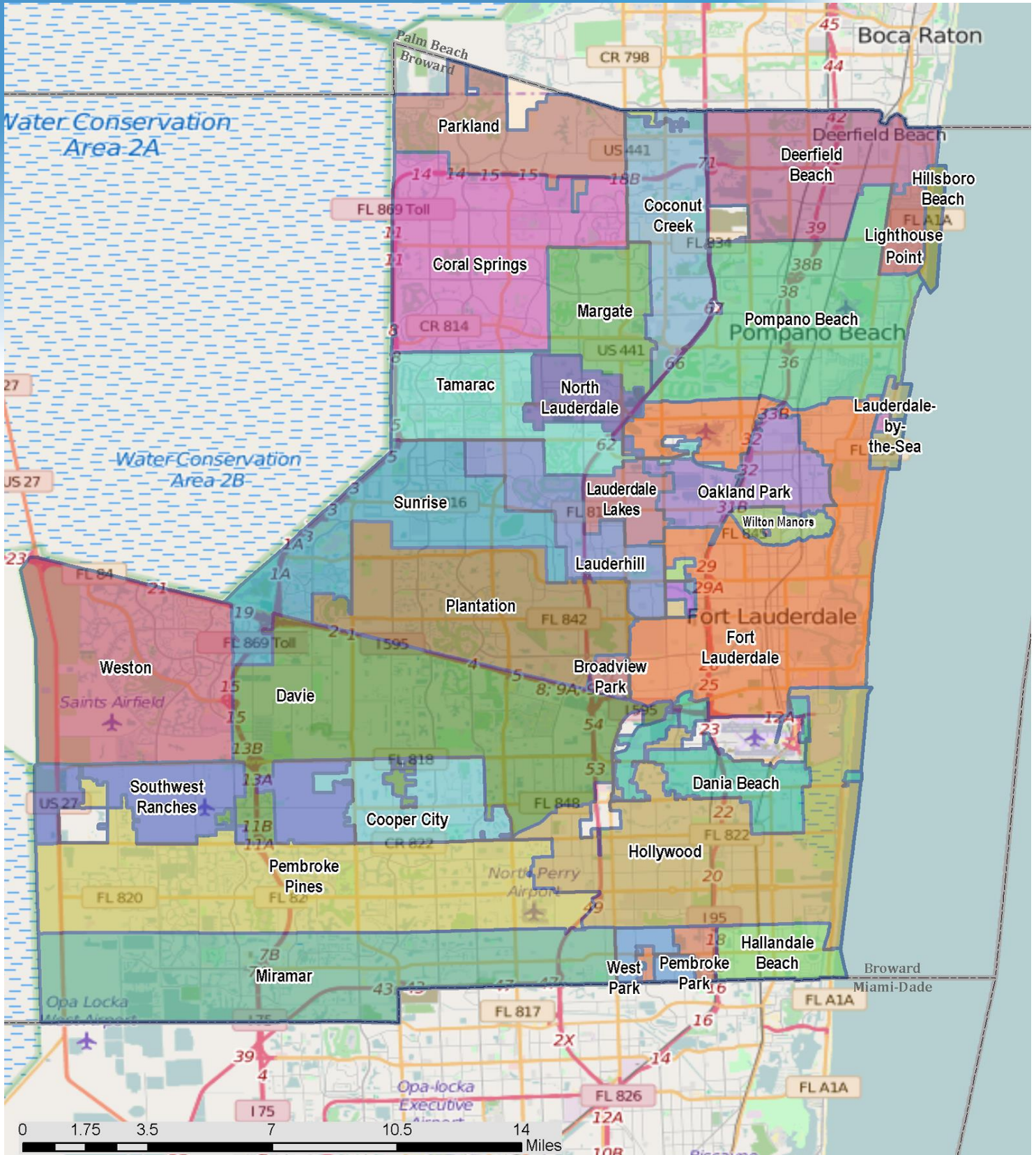Data released on Thursday, January 20, 2022. Next yearly data release is TBD.
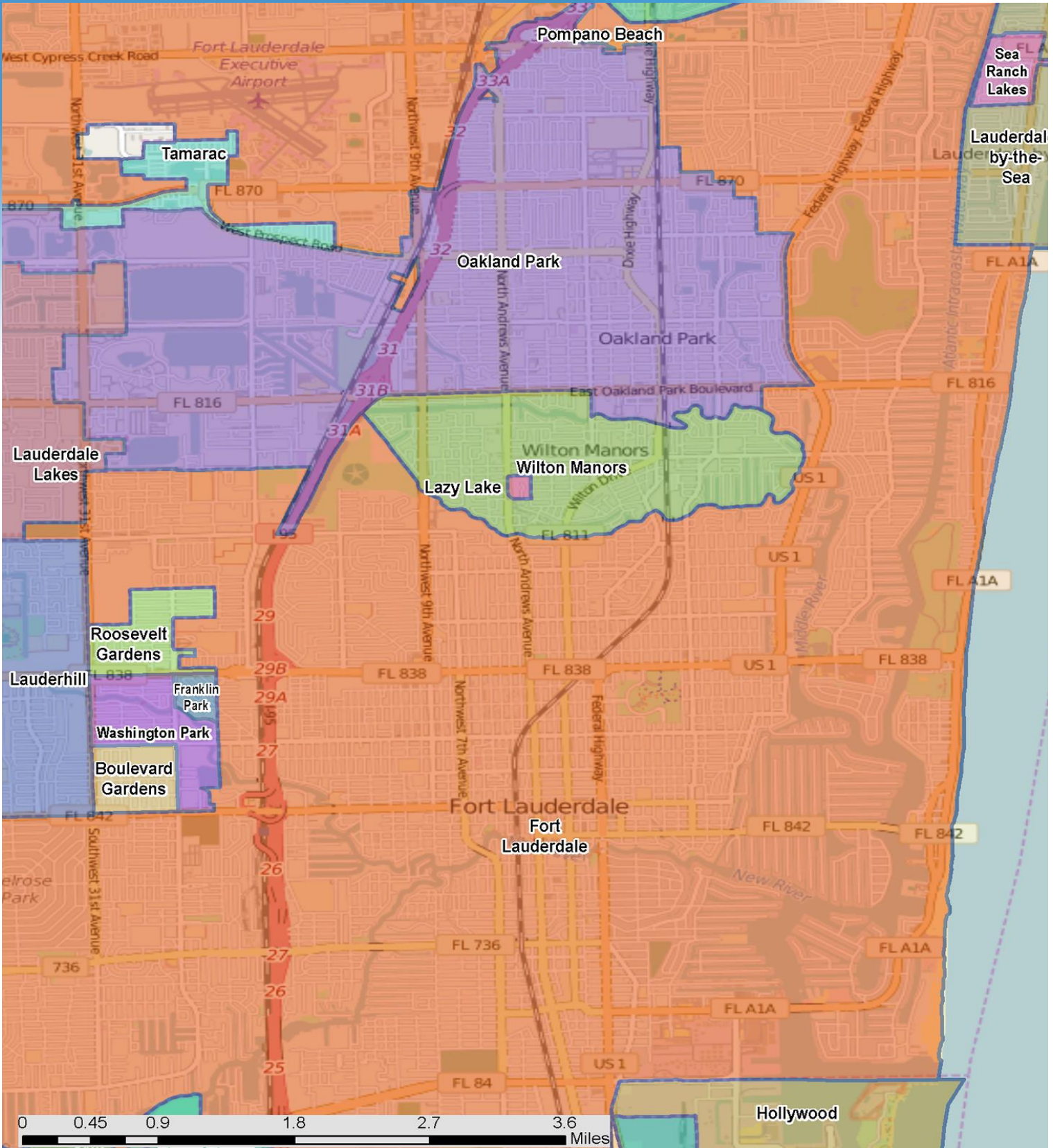
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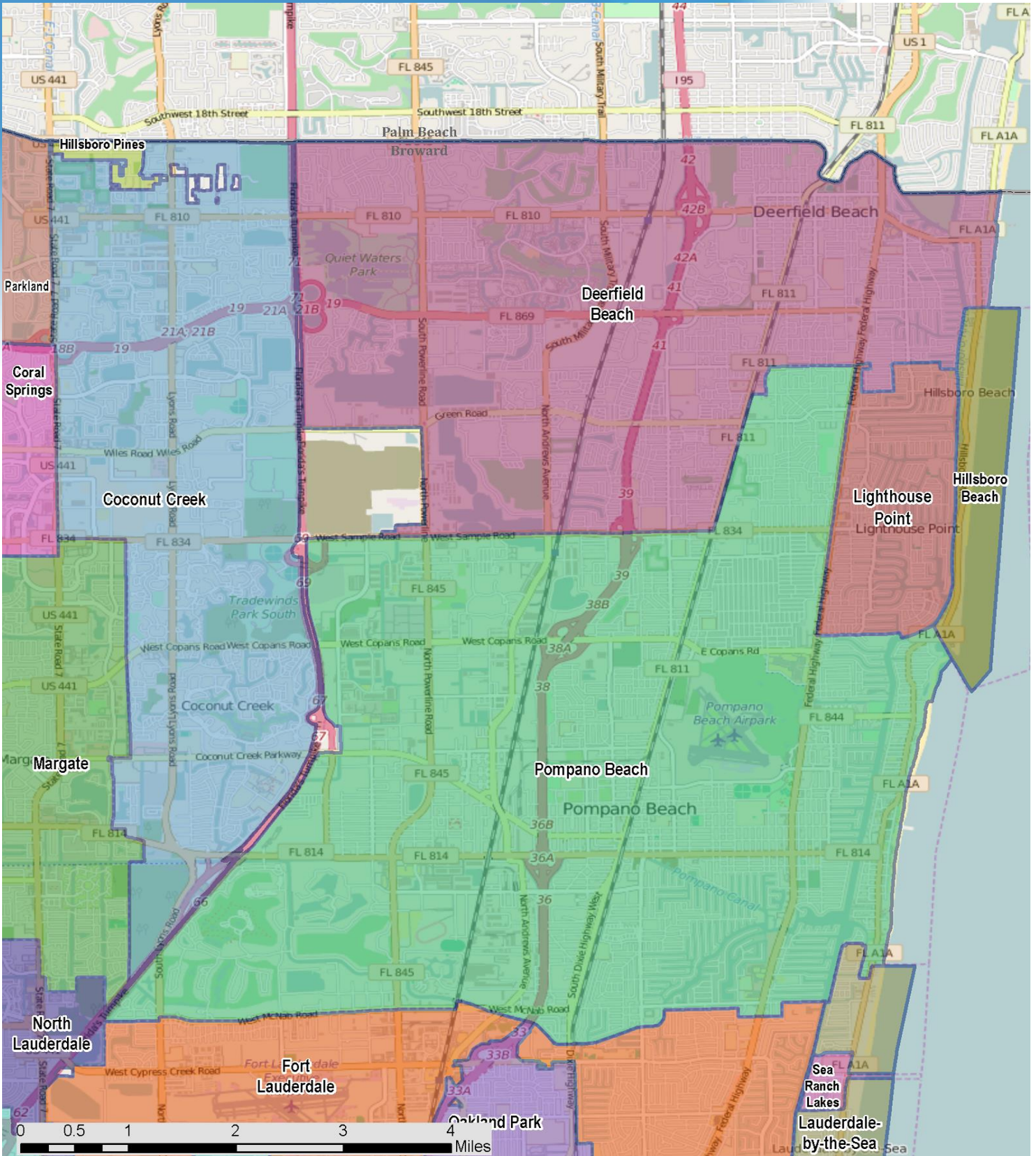
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West Cypress Creek Road

Fort Lauderdale Executive Airport

Sea Ranch Lakes

Lauderdale by-the-Sea

Pompano Beach

Tamarac

FL 870

FL 870

West Prospect Road

Oakland Park

Oakland Park

Dixie Highway

North Andrews Avenue

East Oakland Park Boulevard

FL 816

FL 816

Lauderdale Lakes

Wilton Manors

Wilton Manors

Lazy Lake

Wilton Drive

FL 811

US 1

US 1

FL A1A

Northwest 9th Avenue

North Andrews Avenue

Middle River

Roosevelt Gardens

Lauderhill

FL 838

Franklin Park

Washington Park

FL 838

FL 838

US 1

FL 838

Northwest 7th Avenue

Federal Highway

Boulevard Gardens

FL 842

Southwest 31st Avenue

Fort Lauderdale

Fort Lauderdale

FL 842

FL 842

New River

Melrose Park

FL A1A

FL 736

FL 84

US 1

Hollywood

Atlantic Intracoastal

| 0 | 0.45 | 0.9 | 1.8 | 2.7 | 3.6 |

Miles

Broward County Local Residential Market Metrics - 2021
Reference Map - Northeast Broward
Municipalities and Census-Designated Places*

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Hillsboro Pines

Palm Beach
Broward

Deerfield Beach

Parkland

Quiet Waters Park

Deerfield Beach

Coral Springs

Hillsboro Beach

Coconut Creek

Lighthouse Point

Hillsboro Beach

Lighthouse Point

Tradewinds Park South

West Copans Road

Pompano Beach Airpark

Margate

Coconut Creek

Pompano Beach

Pompano Beach

North Lauderdale

Fort Lauderdale

Sea Ranch Lakes

Oakland Park

Lauderdale-by-the-Sea

0   0.5   1   2   3   4
Miles