

Broward County Local Residential Market Metrics - 2021

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	18,565	15.8%	4,213	62.5%	\$470,000	17.5%	\$668,533	26.1%
Boulevard Gardens (CDP)	10	-33.3%	3	200.0%	\$229,890	5.5%	\$234,246	7.2%
Broadview Park (CDP)	46	15.0%	8	-11.1%	\$320,000	14.9%	\$306,696	-4.0%
Coconut Creek (City)	417	3.5%	55	48.6%	\$445,000	17.1%	\$458,178	18.3%
Cooper City (City)	388	7.5%	79	79.5%	\$545,000	17.5%	\$614,049	18.9%
Coral Springs (City)	1,439	11.9%	179	31.6%	\$530,000	19.1%	\$558,119	21.7%
Dania Beach (City)	230	23.0%	68	112.5%	\$400,000	8.1%	\$464,458	21.8%
Davie (Town)	809	10.5%	155	28.1%	\$605,000	22.2%	\$737,556	17.8%
Deerfield Beach (City)	553	7.8%	144	32.1%	\$389,450	11.3%	\$484,256	17.9%
Fort Lauderdale (City)	2,454	36.9%	908	69.7%	\$600,000	20.0%	\$1,216,958	36.2%
Franklin Park (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Hallandale Beach (City)	130	94.0%	54	134.8%	\$390,000	27.9%	\$850,675	41.0%
Hillsboro Beach (Town)	6	-14.3%	4	-33.3%	\$18,295,000	46.4%	\$15,800,000	14.4%
Hillsboro Pines (CDP)	10	233.3%	1	N/A	\$459,500	-5.3%	\$556,400	7.7%
Hollywood (City)	1,622	23.0%	466	117.8%	\$414,900	18.9%	\$524,496	19.4%
Lauderdale Lakes (City)	121	24.7%	16	77.8%	\$315,000	20.0%	\$305,932	18.9%
Lauderdale-by-the-Sea (Town)	57	-12.3%	32	3.2%	\$775,000	4.0%	\$1,006,606	1.4%
Lauderhill (City)	328	4.5%	51	24.4%	\$350,000	15.7%	\$353,926	16.2%
Lazy Lake (Village)	3	200.0%	1	0.0%	\$1,145,000	8.2%	\$1,098,333	3.8%
Lighthouse Point (City)	281	15.6%	140	35.9%	\$1,099,000	37.4%	\$1,454,215	22.7%
Margate (City)	527	4.8%	54	14.9%	\$362,750	13.4%	\$356,497	14.8%
Miramar (City)	1,061	7.2%	121	42.4%	\$470,000	19.0%	\$509,308	21.8%
North Lauderdale (City)	267	23.0%	41	127.8%	\$320,000	17.2%	\$307,373	15.2%
Oakland Park (City)	545	17.7%	137	35.6%	\$372,500	9.6%	\$406,784	12.5%
Parkland (City)	758	9.1%	231	84.8%	\$875,000	26.8%	\$986,395	27.5%
Pembroke Park (Town)	5	25.0%	1	0.0%	\$275,000	-17.6%	\$312,980	-13.6%
Pembroke Pines (City)	1,315	0.2%	136	43.2%	\$478,500	14.3%	\$508,854	18.5%
Plantation (City)	948	8.0%	191	51.6%	\$540,000	20.7%	\$637,649	24.4%
Pompano Beach (City)	927	16.0%	291	60.8%	\$378,000	21.9%	\$579,351	29.4%
Roosevelt Gardens (CDP)	28	64.7%	7	133.3%	\$287,500	10.6%	\$285,813	13.1%
Sea Ranch Lakes (Village)	14	55.6%	10	233.3%	\$1,735,000	19.3%	\$2,491,429	46.4%
Southwest Ranches (Town)	157	30.8%	57	111.1%	\$1,139,000	32.1%	\$1,519,763	20.6%
Sunrise (City)	763	18.1%	88	100.0%	\$385,000	11.6%	\$382,224	10.7%
Tamarac (City)	874	20.6%	117	44.4%	\$315,000	18.9%	\$330,154	16.1%
Washington Park (CDP)	34	6.3%	7	40.0%	\$290,250	7.5%	\$292,285	13.4%
West Park (City)	159	9.7%	21	-25.0%	\$319,700	20.7%	\$318,776	25.5%
Weston (City)	1,036	25.4%	245	124.8%	\$670,000	18.2%	\$808,426	22.3%
Wilton Manors (City)	256	23.7%	98	69.0%	\$603,000	16.8%	\$675,704	18.2%

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Single-Family Homes

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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	\$12.4 Billion	46.0%	100.0%	3.2%	15 Days	-53.1%	21,396	4.7%
Boulevard Gardens (CDP)	\$2.3 Million	-28.5%	94.6%	-2.1%	18 Days	-74.6%	23	27.8%
Broadview Park (CDP)	\$14.1 Million	10.3%	97.1%	0.3%	16 Days	-50.0%	65	22.6%
Coconut Creek (City)	\$191.1 Million	22.4%	100.0%	2.6%	11 Days	-47.6%	469	-5.4%
Cooper City (City)	\$238.3 Million	27.8%	100.0%	2.0%	10 Days	-28.6%	417	-5.7%
Coral Springs (City)	\$803.1 Million	36.2%	100.0%	2.0%	10 Days	-50.0%	1,621	8.2%
Dania Beach (City)	\$106.8 Million	49.9%	97.5%	2.3%	27 Days	-32.5%	294	3.2%
Davie (Town)	\$596.7 Million	30.2%	99.2%	2.8%	15 Days	-57.1%	932	6.4%
Deerfield Beach (City)	\$267.8 Million	27.1%	99.6%	3.2%	16 Days	-50.0%	653	1.2%
Fort Lauderdale (City)	\$3.0 Billion	86.4%	97.5%	3.1%	24 Days	-55.6%	2,685	4.5%
Franklin Park (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	5	25.0%
Hallandale Beach (City)	\$110.6 Million	173.7%	97.6%	3.9%	25 Days	-53.7%	166	40.7%
Hillsboro Beach (Town)	\$94.8 Million	-1.9%	88.7%	4.6%	65 Days	-68.4%	5	-44.4%
Hillsboro Pines (CDP)	\$5.6 Million	259.0%	95.8%	0.2%	15 Days	-28.6%	13	116.7%
Hollywood (City)	\$850.7 Million	46.8%	99.0%	2.3%	19 Days	-47.2%	1,962	4.3%
Lauderdale Lakes (City)	\$37.0 Million	48.4%	99.7%	2.0%	16 Days	-50.0%	173	10.9%
Lauderdale-by-the-Sea (Town)	\$57.4 Million	-11.1%	96.1%	2.2%	55 Days	-6.8%	63	-14.9%
Lauderhill (City)	\$116.1 Million	21.4%	100.0%	2.2%	13 Days	-62.9%	435	5.1%
Lazy Lake (Village)	\$3.3 Million	211.4%	104.1%	27.9%	157 Days	-3.7%	3	0.0%
Lighthouse Point (City)	\$408.6 Million	41.8%	96.9%	3.2%	26 Days	-61.8%	279	-12.0%
Margate (City)	\$187.9 Million	20.2%	100.0%	2.1%	13 Days	-50.0%	615	-5.4%
Miramar (City)	\$540.4 Million	30.6%	100.0%	2.1%	12 Days	-52.0%	1,297	9.2%
North Lauderdale (City)	\$82.1 Million	41.8%	100.0%	1.8%	12 Days	-55.6%	319	6.3%
Oakland Park (City)	\$221.7 Million	32.4%	98.7%	1.9%	15 Days	-58.3%	615	4.2%
Parkland (City)	\$747.7 Million	39.1%	100.0%	4.4%	13 Days	-71.1%	828	-4.4%
Pembroke Park (Town)	\$1.6 Million	7.9%	93.5%	0.3%	33 Days	-26.7%	6	20.0%
Pembroke Pines (City)	\$669.1 Million	18.7%	100.0%	1.7%	11 Days	-42.1%	1,526	2.8%
Plantation (City)	\$604.5 Million	34.4%	99.1%	2.3%	17 Days	-46.9%	1,060	5.2%
Pompano Beach (City)	\$537.1 Million	50.2%	98.1%	2.4%	21 Days	-48.8%	1,103	3.8%
Roosevelt Gardens (CDP)	\$8.0 Million	86.2%	100.0%	4.6%	15 Days	-80.8%	43	59.3%
Sea Ranch Lakes (Village)	\$34.9 Million	127.8%	95.6%	4.7%	54 Days	-58.1%	15	0.0%
Southwest Ranches (Town)	\$238.6 Million	57.7%	96.0%	4.0%	38 Days	-34.5%	173	8.8%
Sunrise (City)	\$291.6 Million	30.7%	100.0%	1.7%	12 Days	-40.0%	857	5.9%
Tamarac (City)	\$288.6 Million	40.0%	100.0%	3.0%	16 Days	-54.3%	1,027	11.8%
Washington Park (CDP)	\$9.9 Million	20.5%	98.2%	1.8%	32 Days	-20.0%	48	9.1%
West Park (City)	\$50.7 Million	37.6%	100.0%	2.5%	15 Days	-51.6%	227	24.7%
Weston (City)	\$837.5 Million	53.4%	99.8%	3.5%	13 Days	-68.3%	1,114	9.4%
Wilton Manors (City)	\$173.0 Million	46.2%	98.2%	3.9%	22 Days	-54.2%	266	4.7%

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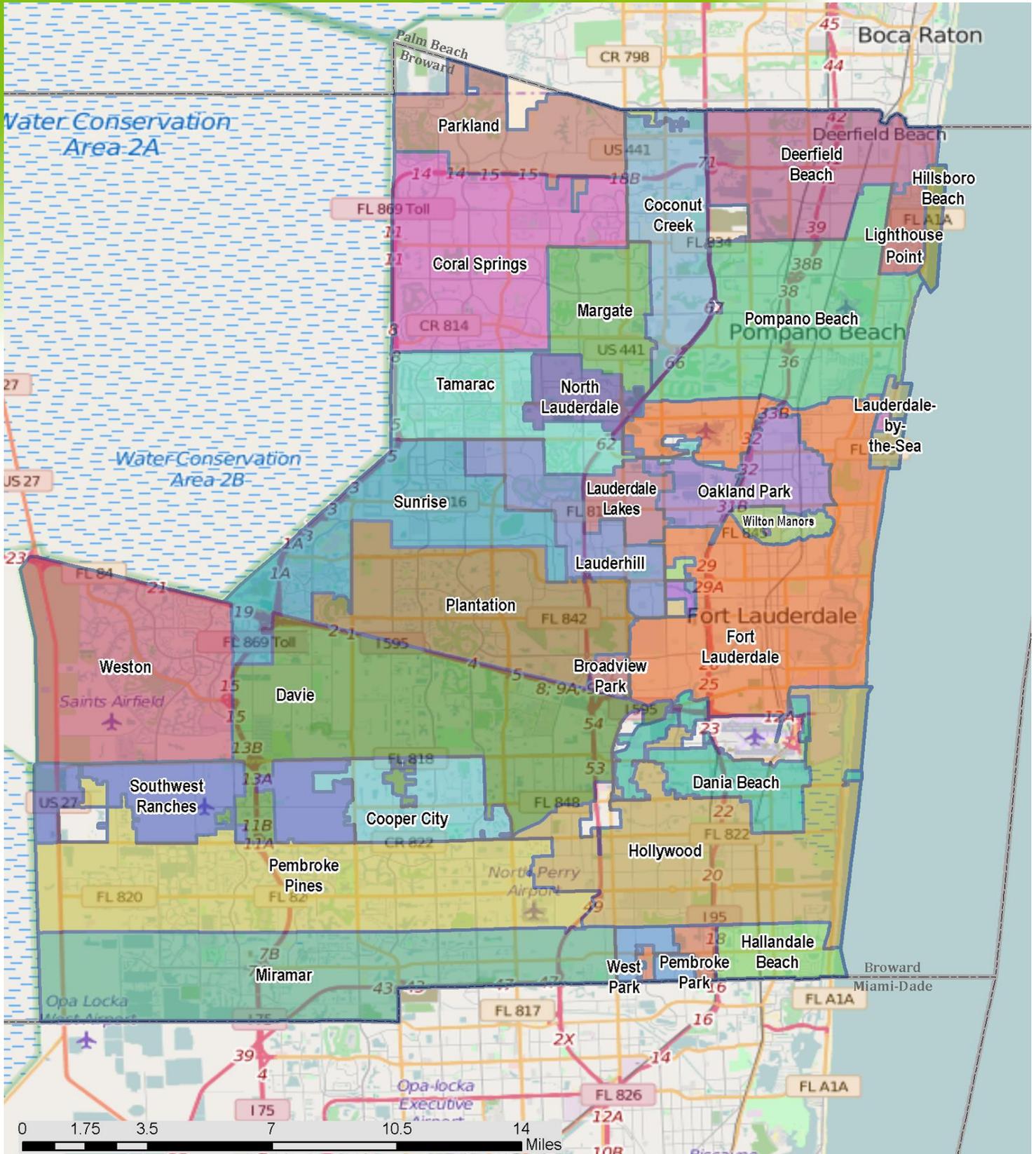
Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Broward County	20,896	6.7%	2,135	-15.3%	1,731	-39.1%	1.1	-47.6%
Boulevard Gardens (CDP)	21	-4.5%	5	25.0%	3	50.0%	3.6	125.0%
Broadview Park (CDP)	57	11.8%	5	-16.7%	10	150.0%	2.6	116.7%
Coconut Creek (City)	456	-6.9%	37	-36.2%	19	-40.6%	0.5	-50.0%
Cooper City (City)	397	-3.9%	29	-37.0%	22	-29.0%	0.7	-30.0%
Coral Springs (City)	1,597	5.6%	145	-14.7%	73	-33.6%	0.6	-40.0%
Dania Beach (City)	273	17.7%	33	-13.2%	41	-31.7%	2.1	-46.2%
Davie (Town)	882	3.5%	85	-19.8%	79	-39.2%	1.2	-42.9%
Deerfield Beach (City)	651	8.5%	82	9.3%	44	-50.6%	1.0	-52.4%
Fort Lauderdale (City)	2,684	23.0%	255	-23.2%	347	-46.1%	1.7	-60.5%
Franklin Park (CDP)	1	-80.0%	1	N/A	1	0.0%	0.0	-100.0%
Hallandale Beach (City)	150	63.0%	16	-11.1%	23	-47.7%	2.1	-73.4%
Hillsboro Beach (Town)	6	-14.3%	0	N/A	2	-66.7%	4.0	-61.2%
Hillsboro Pines (CDP)	12	100.0%	2	100.0%	0	-100.0%	0.0	-100.0%
Hollywood (City)	1,880	12.7%	211	-7.0%	194	-44.4%	1.4	-56.3%
Lauderdale Lakes (City)	172	8.9%	35	0.0%	10	-33.3%	1.0	-47.4%
Lauderdale-by-the-Sea (Town)	65	-3.0%	6	0.0%	7	-61.1%	1.5	-54.5%
Lauderhill (City)	414	-3.7%	60	5.3%	35	-14.6%	1.3	-18.8%
Lazy Lake (Village)	4	300.0%	1	N/A	0	-100.0%	0.0	-100.0%
Lighthouse Point (City)	292	2.8%	22	-40.5%	37	-54.3%	1.6	-60.0%
Margate (City)	611	-7.7%	62	-26.2%	41	-28.1%	0.9	-35.7%
Miramar (City)	1,239	-2.4%	149	-11.3%	83	-10.8%	0.9	-18.2%
North Lauderdale (City)	326	7.2%	42	-25.0%	23	-23.3%	1.0	-41.2%
Oakland Park (City)	588	10.5%	47	-20.3%	65	-12.2%	1.4	-26.3%
Parkland (City)	803	-4.1%	84	-16.0%	56	-45.6%	0.9	-50.0%
Pembroke Park (Town)	3	-57.1%	0	-100.0%	0	-100.0%	0.0	-100.0%
Pembroke Pines (City)	1,519	-2.9%	153	0.0%	69	-28.9%	0.6	-33.3%
Plantation (City)	1,030	0.4%	102	-9.7%	67	-44.2%	0.8	-50.0%
Pompano Beach (City)	1,068	11.4%	108	-18.8%	109	-39.1%	1.4	-48.1%
Roosevelt Gardens (CDP)	28	0.0%	4	-42.9%	7	600.0%	3.0	328.6%
Sea Ranch Lakes (Village)	14	75.0%	1	0.0%	2	-33.3%	1.7	-57.5%
Southwest Ranches (Town)	171	17.9%	17	-10.5%	35	-35.2%	2.7	-50.0%
Sunrise (City)	838	2.6%	79	-31.9%	55	-14.1%	0.9	-25.0%
Tamarac (City)	1,032	11.8%	109	-8.4%	80	-38.5%	1.1	-50.0%
Washington Park (CDP)	45	-2.2%	6	0.0%	11	37.5%	3.9	30.0%
West Park (City)	209	11.2%	28	21.7%	21	-16.0%	1.6	-23.8%
Weston (City)	1,108	13.6%	99	-17.5%	47	-58.0%	0.5	-68.8%
Wilton Manors (City)	262	11.5%	19	-38.7%	17	-58.5%	0.8	-66.7%

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

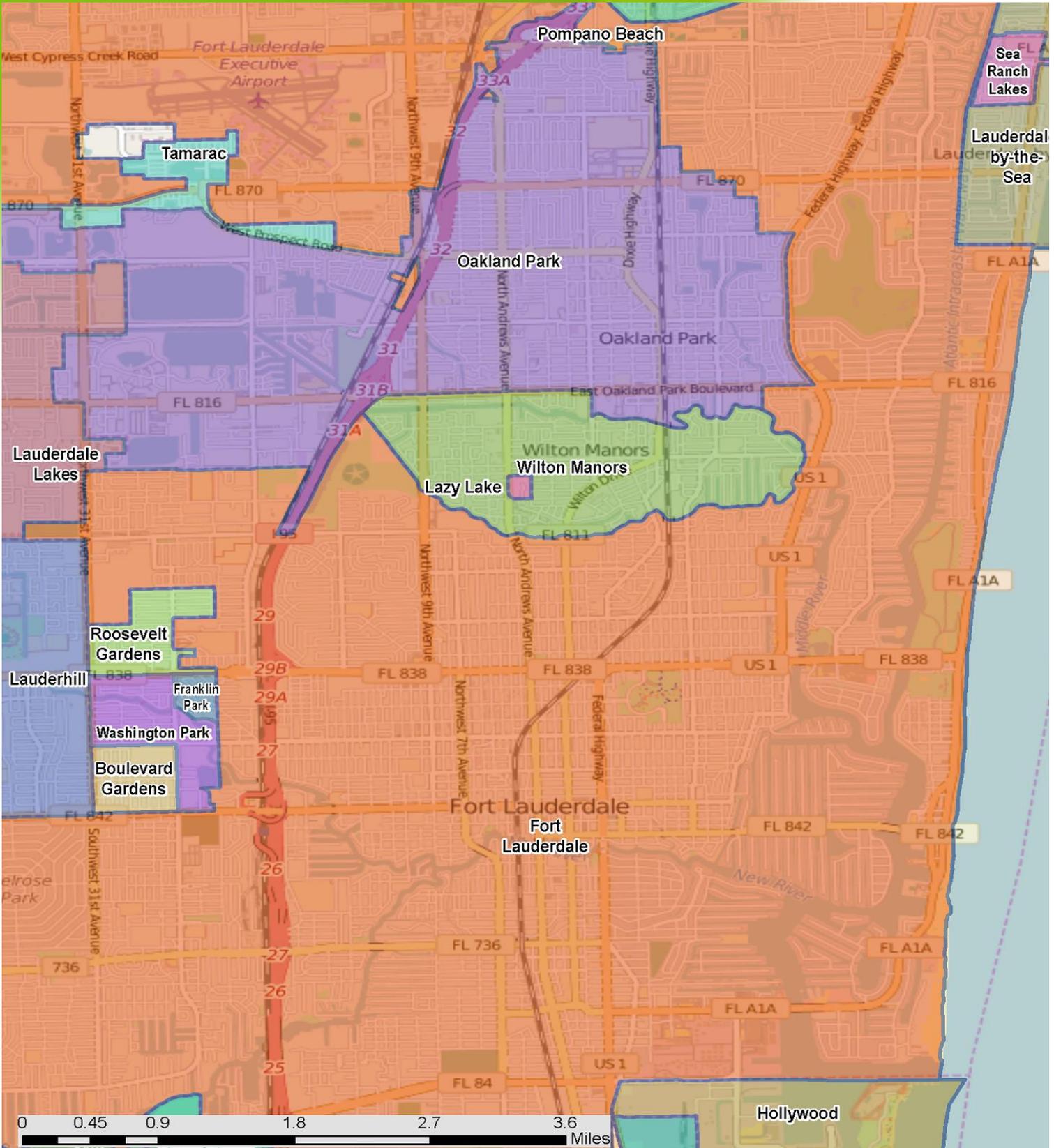


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 Reference Map - East Central Broward
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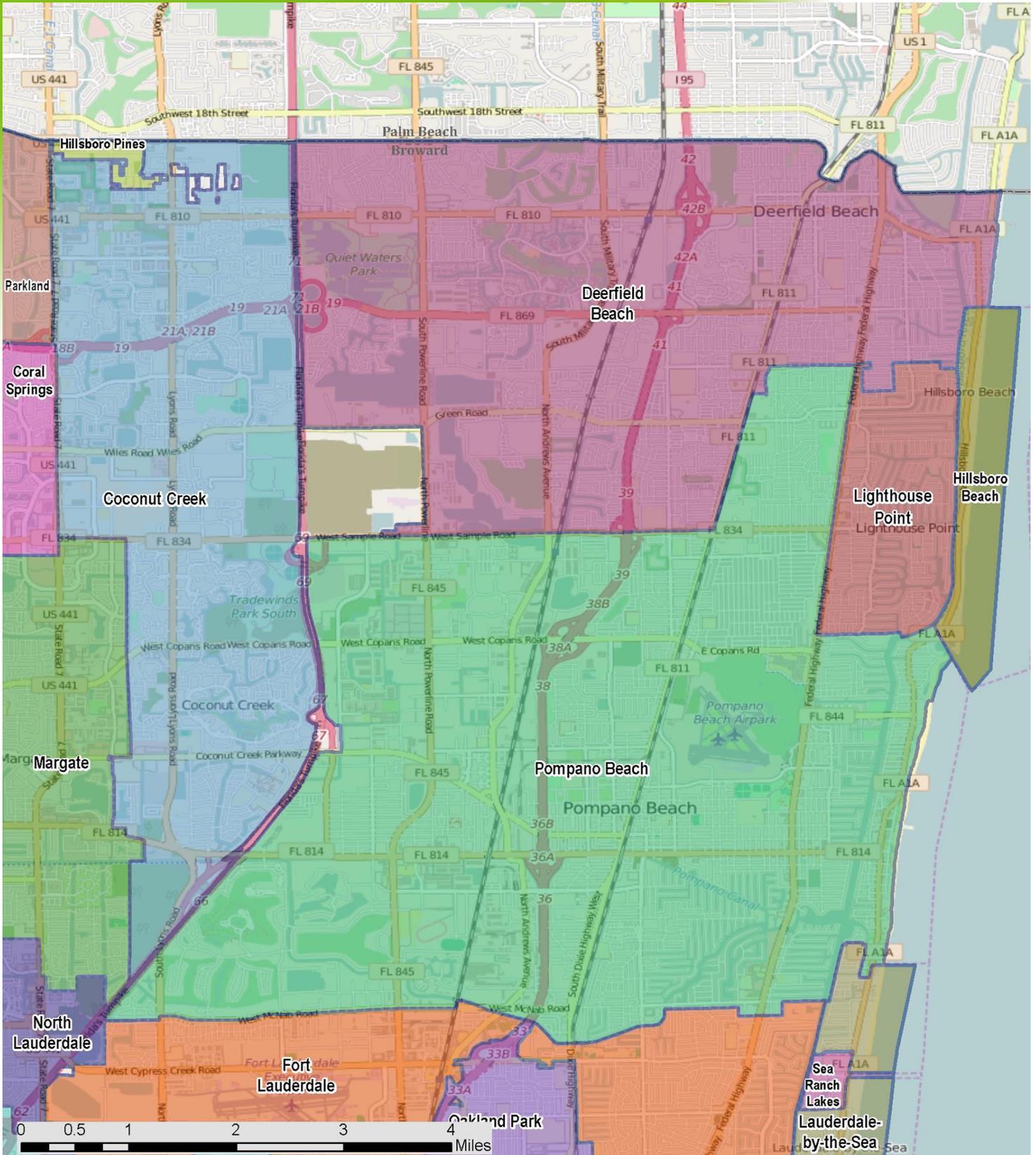
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Reference Map - Northeast Broward

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