

Deer Creek, Deerfield Beach

Townhouses and villas - HOA - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/hoa-fees-deerfield-beach/deer-creek/

BY THE NUMBERS

Median listed association fee	\$190 / month equivalent	7 active listings stating a fee
Deerfield Beach median (same property type)	\$430 / month	85 city listings
For sale today	7	1 under contract
Median asking price	\$490,000	asking range \$449,999 to \$599,998
Closed sales, September 2025 to August 2026	26	3 so far this month
Median sold price, same 12 months	\$435,000	sold range \$315,000 to \$610,000
Sold price vs original asking	96.5%	median across closed sales
Median recorded days on market (closed)	32	MLS cumulative days
Cash purchases	19.2%	of closed sales
Year built (listings)	1979 to 2003	median 1986
Months of supply	3.2	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Grounds (6 of 7 listings stating inclusions)
- Common areas (5 of 7 listings stating inclusions)
- Trash (2 of 7 listings stating inclusions)
- Structure maintenance (1 of 7 listings stating inclusions)
- Legal and accounting (1 of 7 listings stating inclusions)
- Pool (1 of 7 listings stating inclusions)

LISTING REMARKS FLAG

- club membership: 1 listing state it

Counted from listing remarks; a statement by the listing, not a fact about the association.

NEARBY

- Beach: 4 mi
- Hospital: 3.1 mi (The Renfrew Center Of Florida)
- Golf: 0.7 mi (Hillsboro Pines Golf Course)
- Rail station: 1.1 mi (Deerfield Beach)
- Marina: 3.5 mi
- Within 1 mile: 32 tennis courts, 3 restaurants, 2 grocery stores, 1 gym, 1 library

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a townhouse or villa in Deer Creek? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at hoa-fees-deerfield-beach/deer-creek/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Deer Creek after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.