

Coral Springs price cuts and true days on market

HEADLINE OPTIONS

1. 46.3% of Coral Springs houses for sale have cut their asking price, 51.2% of condos
2. Coral Springs sellers blink faster than the rest of Broward County as 27.8% of houses pass 90 days on the market
3. Buying in Coral Springs? Two in five houses have already come down once, by a median \$30K

LEDE

CORAL SPRINGS, Fla., September 5, 2026 - 46.3% of the 162 single-family homes listed for sale in Coral Springs have reduced their asking price at least once, by a median 3.8% (about \$30K), according to a daily analysis of BeachesMLS listing data by PBP Real Estate. Among the city's 246 condominium listings, 51.2% have cut, by a median 7.1%.

NUT GRAF

The figures point to a market where roughly one in three homes finds a buyer only after a price decision: of the 94 Coral Springs houses now under contract, 35.1% reduced before going under contract, with a median cut of 3.7% and a median 24 days to contract. Across Broward County the price-cut share is 43.5% for houses and 44.9% for condominiums, so Coral Springs houses are cutting 2.8 points more often than the county. Counting every relisting, the median Coral Springs house for sale has been on the market 45 days, against 41 on its current listing; 9.3% of active houses have been withdrawn and relisted at least once.

FACT BOX

Active single-family listings, Coral Springs	162	September 5, 2026
Share with at least one price reduction, houses	46.3% (75 of 162)	September 5, 2026
Median reduction from original asking, houses	3.8% (about \$30K)	September 5, 2026
Active condominium listings, Coral Springs	246	September 5, 2026
Share with at least one price reduction, condominiums	51.2% (126 of 246)	September 5, 2026
Median cumulative days on market, houses	45 days (41 on current listing)	September 5, 2026
Houses on market more than 90 days, cumulative	27.8% (45 of 162)	September 5, 2026
Houses under contract that reduced first	35.1% of 94	September 5, 2026

QUOTABLE DATA POINTS

"46.3 percent of single-family homes for sale in Coral Springs have reduced their asking price at least once, by a median \$30K."

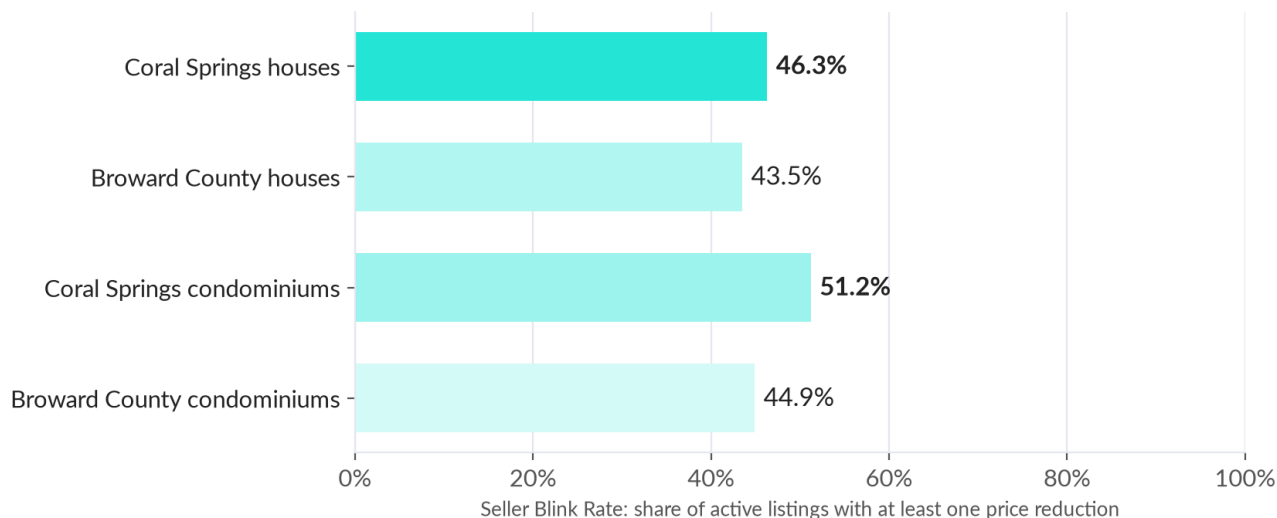
"Counting every relisting, the median Coral Springs house for sale has been waiting 45 days, not the 41 the current listing shows."

"Of the Coral Springs houses now under contract, 64.9 percent never had to cut; the rest reduced by a median 3.7 percent before a buyer committed."

Attribute to: PBP Real Estate analysis of BeachesMLS listing data.

CHARTS

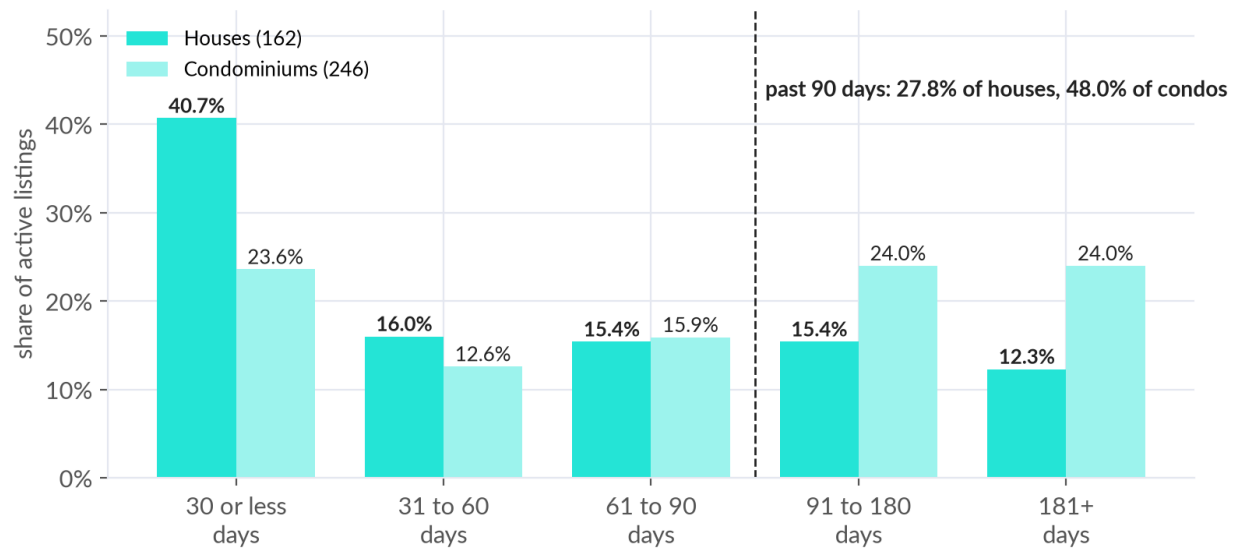
Coral Springs houses are cutting 2.8 points more often than Broward County



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 5, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Share of active listings with at least one price reduction, Coral Springs versus Broward County, houses and condominiums, September 5, 2026. Source: BeachesMLS via PBP Real Estate.

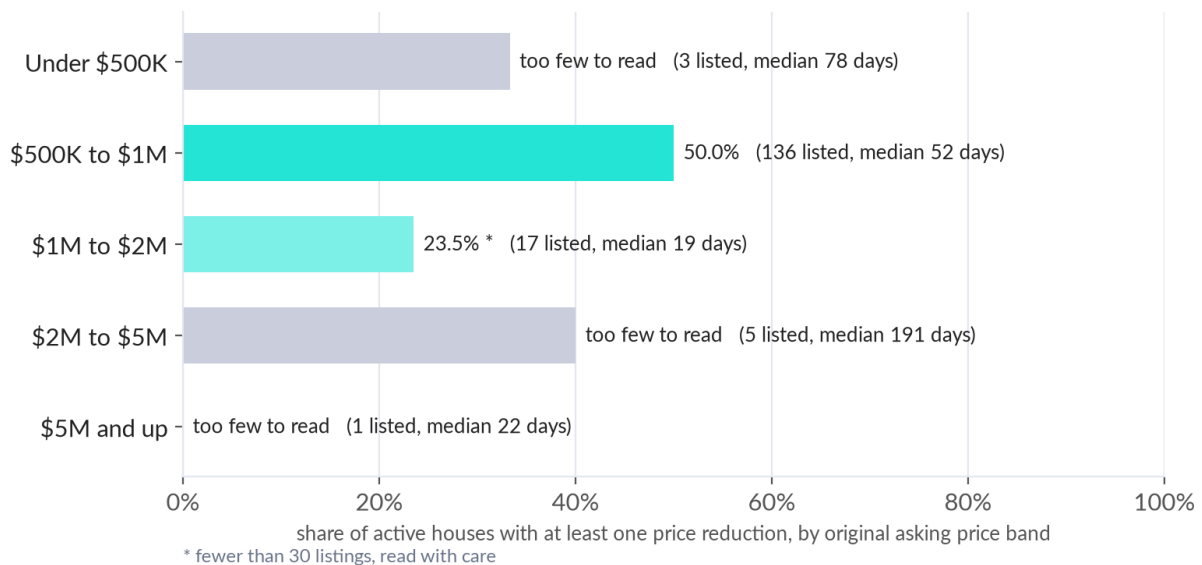
27.8% of Coral Springs houses for sale have waited more than 90 days, counting every relisting



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 5, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Active Coral Springs listings by cumulative days on market, houses and condominiums, September 5, 2026. 27.8% of houses have passed 90 days. Source: BeachesMLS via PBP Real Estate.

\$500K to \$1M Coral Springs houses have cut most often: 50.0% of 136



Source: BeachesMLS, listings permitted for internet display, via PBP Real Estate's brokerage feed. As of September 5, 2026. Not verified for authenticity or accuracy; may not reflect all real estate activity in the market.

Share of active Coral Springs houses with a price reduction by original asking price band, September 5, 2026. Bands under 30 listings marked; under 10 not read. Source: BeachesMLS via PBP Real Estate.

METHODOLOGY

Method: counts and medians over active and under-contract residential listings in Coral Springs and Broward County permitted for internet display in PBP Real Estate's BeachesMLS data feed, snapshotted daily at about 5:00 AM Eastern; this kit reflects listings as of September 5, 2026. A price cut means the current asking price is below the original list price. Cumulative days on market counts every relisting; days on market as shown on portals resets on relist. Houses are single-family residences; condominiums exclude townhouses and villas; the two are never combined. Under contract includes Pending and Active Under Contract. Price bands with fewer than 30 listings are marked; fewer than 10 are not read. Sample sizes: 162 houses, 246 condominiums, 94 houses under contract. No estimate or model is applied; every figure is a count or a median of MLS fields. Figures refresh every morning at <https://www.pbprealestate.com/price-cuts-coral-springs/>. Attribution: PBP Real Estate analysis of BeachesMLS listing data. This data is not verified for authenticity or accuracy and may not reflect all real estate activity in the market. Based on information (c) 2026 BeachesMLS, Inc. Equal Housing Opportunity.

CONTACT

Questions, a number for a story, or a licensed quote: Gia Freer, Broker of Record (Lic. BK689801), PBP Real Estate, LLC, 700 NW 7th Dr, Boca Raton, FL 33486. 561-395-8418, info@pbpre.com, same-day response Monday to Saturday. Reuse of figures and charts is free with attribution to PBP Real Estate analysis of BeachesMLS data.