

Pembroke Pines price cuts and true days on market

HEADLINE OPTIONS

1. 42.6% of Pembroke Pines houses for sale have cut their asking price, 48.2% of condos
2. Pembroke Pines sellers track the rest of Broward County as 22.8% of houses pass 90 days on the market
3. Buying in Pembroke Pines? Two in five houses have already come down once, by a median \$23K

LEDE

PEMBROKE PINES, Fla., September 5, 2026 - 42.6% of the 237 single-family homes listed for sale in Pembroke Pines have reduced their asking price at least once, by a median 3.2% (about \$23K), according to a daily analysis of BeachesMLS listing data by PBP Real Estate. Among the city's 465 condominium listings, 48.2% have cut, by a median 7.8%.

NUT GRAF

The figures point to a market where roughly one in three homes finds a buyer only after a price decision: of the 90 Pembroke Pines houses now under contract, 38.9% reduced before going under contract, with a median cut of 4.7% and a median 36 days to contract. Across Broward County the price-cut share is 43.5% for houses and 44.9% for condominiums, in line with Pembroke Pines. Counting every relisting, the median Pembroke Pines house for sale has been on the market 34 days, against 33 on its current listing; 1.3% of active houses have been withdrawn and relisted at least once.

FACT BOX

Active single-family listings, Pembroke Pines	237	September 5, 2026
Share with at least one price reduction, houses	42.6% (101 of 237)	September 5, 2026
Median reduction from original asking, houses	3.2% (about \$23K)	September 5, 2026
Active condominium listings, Pembroke Pines	465	September 5, 2026
Share with at least one price reduction, condominiums	48.2% (224 of 465)	September 5, 2026
Median cumulative days on market, houses	34 days (33 on current listing)	September 5, 2026
Houses on market more than 90 days, cumulative	22.8% (54 of 237)	September 5, 2026
Houses under contract that reduced first	38.9% of 90	September 5, 2026
Broward County price-cut share, houses / condominiums	43.5% / 44.9%	September 5, 2026

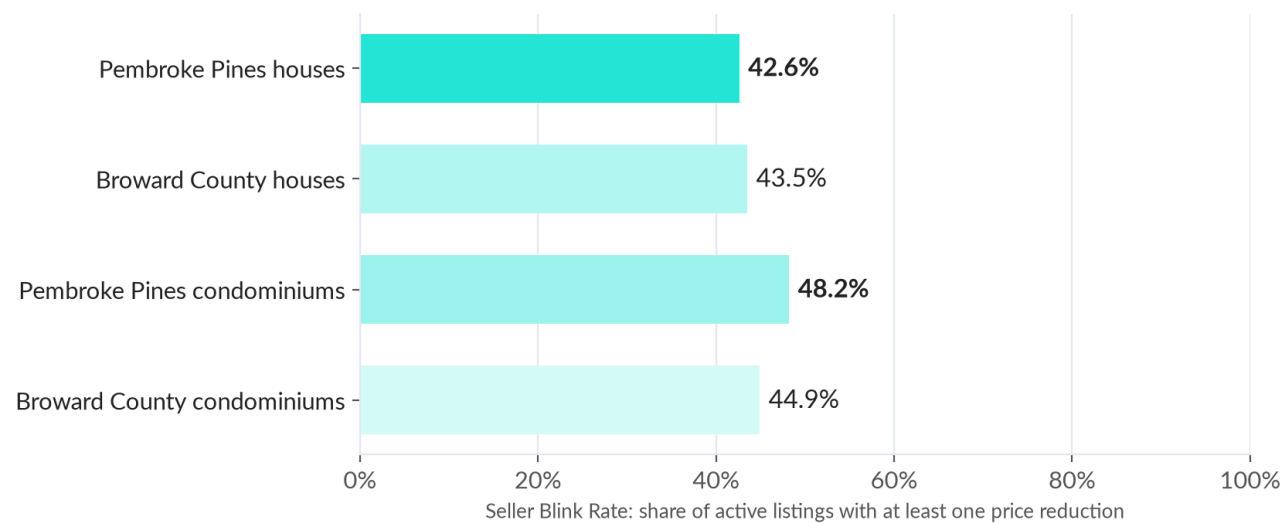
QUOTABLE DATA POINTS

- "42.6 percent of single-family homes for sale in Pembroke Pines have reduced their asking price at least once, by a median \$23K."
- "Counting every relisting, the median Pembroke Pines house for sale has been waiting 34 days, not the 33 the current listing shows."
- "Of the Pembroke Pines houses now under contract, 61.1 percent never had to cut; the rest reduced by a median 4.7 percent before a buyer committed."

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

CHARTS

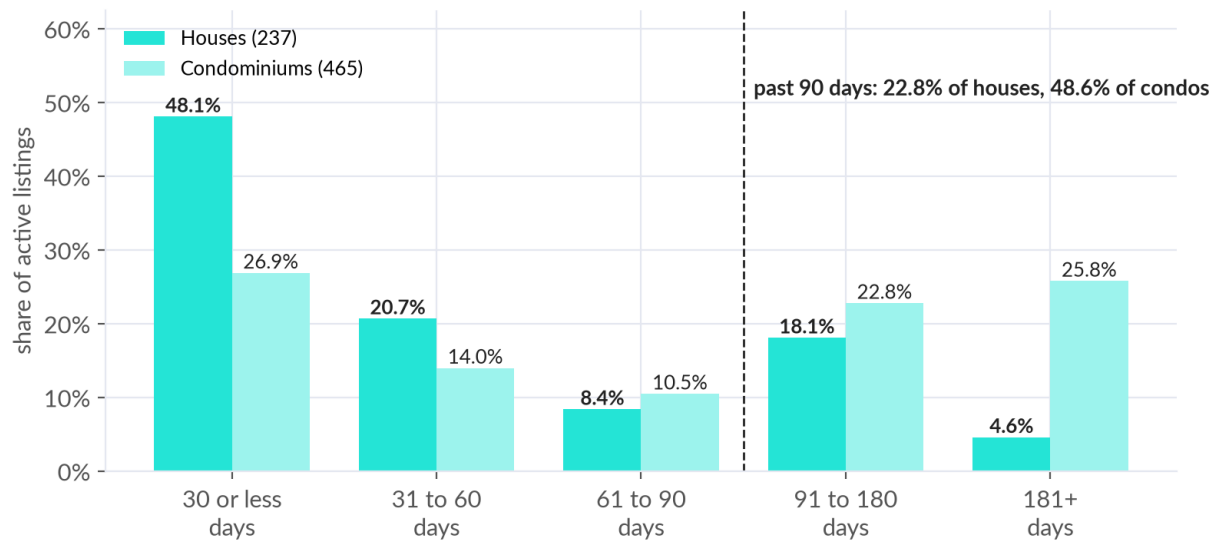
Pembroke Pines houses are cutting at about the Broward County rate



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, Pembroke Pines versus Broward County, houses and condominiums, September 5, 2026. Source: BeachesMLS via PBP Real Estate.

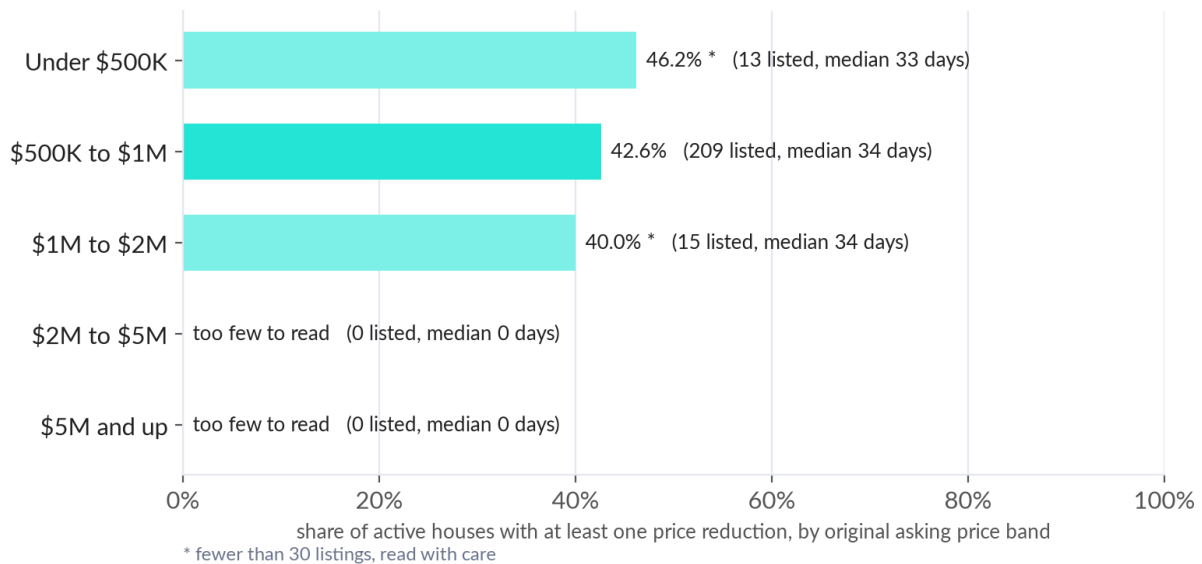
22.8% of Pembroke Pines houses for sale have waited more than 90 days, counting every relisting



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 Pembroke Pines listings by cumulative days on market, houses and condominiums, September 5, 2026. 22.8% of houses have passed 90 days. Source: BeachesMLS via PBP Real Estate.

\$500K to \$1M Pembroke Pines houses have cut most often: 42.6% of 209



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 Pembroke Pines 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 Pembroke Pines 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: 237 houses, 465 condominiums, 90 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-pembroke-pines/>. 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.