

Dania 33004

ZIP code · FL · Florida · Broward County

SELLER'S MARKET

\$448K

MEDIAN SALE PRICE

+42.8%

1-YR CHANGE

257

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

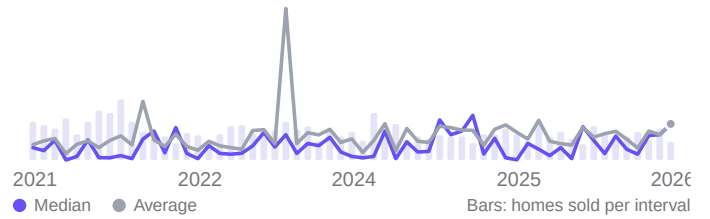
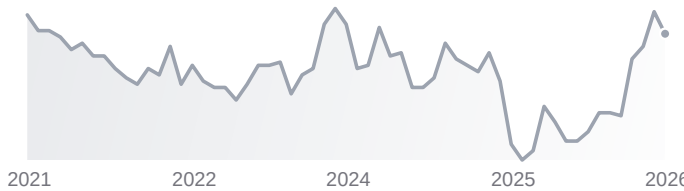
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$499K · Average \$500K

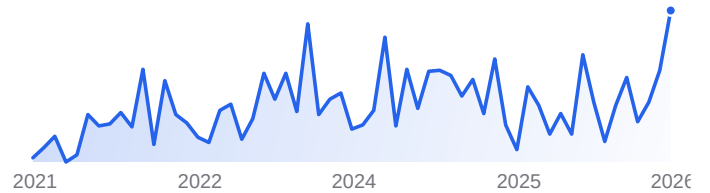
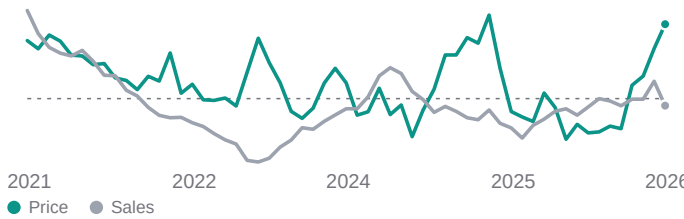


Growth (year over year)

Price +42.8% · Sales -4.1%

Price per square foot

\$355/ft²

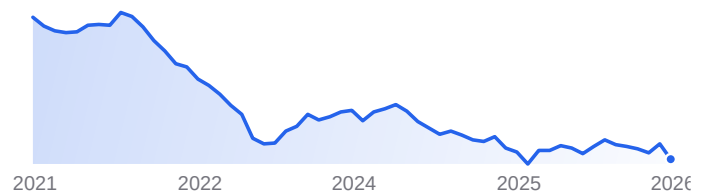
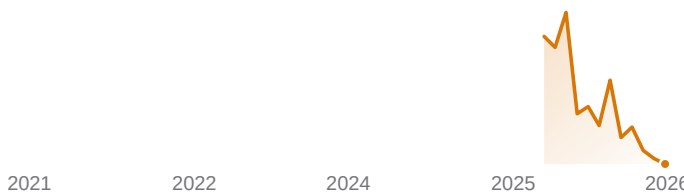


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

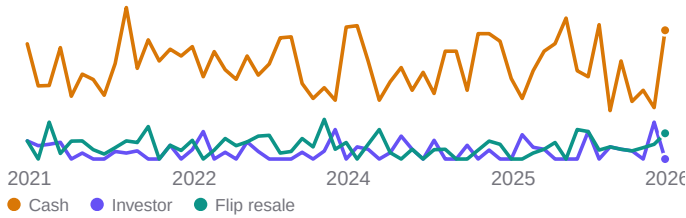
4.2%



BUYERS & OUTCOMES

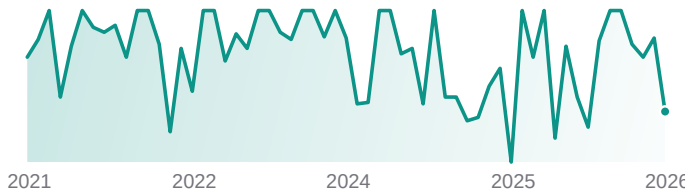
Buyer mix

Cash 63% · Investor 0% · Flip resale 13%



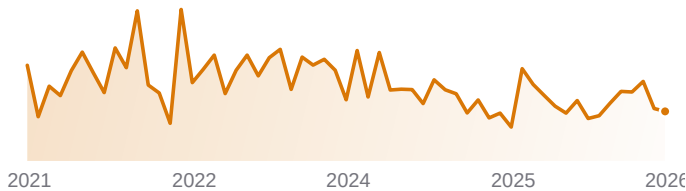
Sellers who sold at a gain

83%

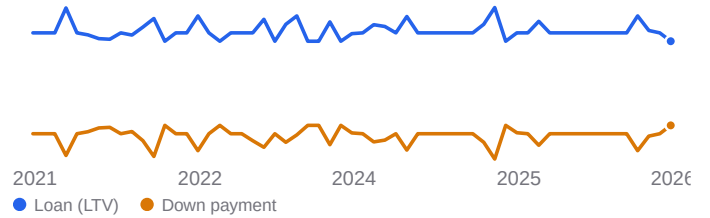


Median annualized return at resale

+4.7%

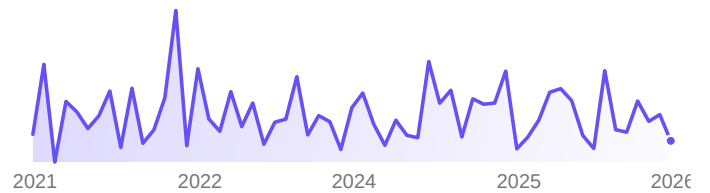


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



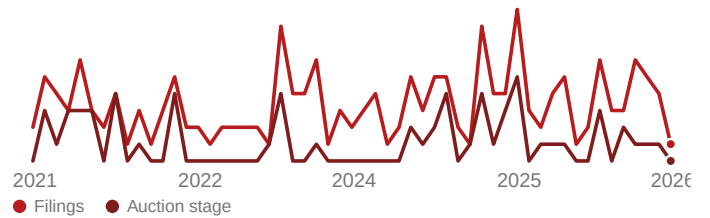
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,055
Median value (AVM)	\$288K
Median size	1,190 ft²
Median bedrooms	2
Median year built	1976
Single family	39%
Condos	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.4%
Owner occupied	60%
Company owned	20%
Median loan-to-value	31%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	16,059
Density	3,186 / mi ²
Median household income	\$50K
Average household income	\$73K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	9
Homes occupied	82%
Bachelor's or higher	24%
Poverty rate	18.3%
Unemployment	0.9%
Average temp	76°F
Annual precip	61 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.