

Pembroke Pines 33028

ZIP code · FL · Florida > Broward County > Pembroke Pines

BALANCED MARKET

\$698K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

249

SALES (12 MO)

\$704K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



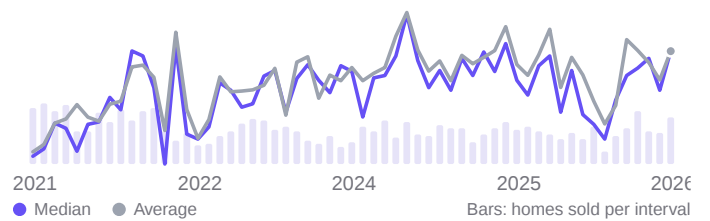
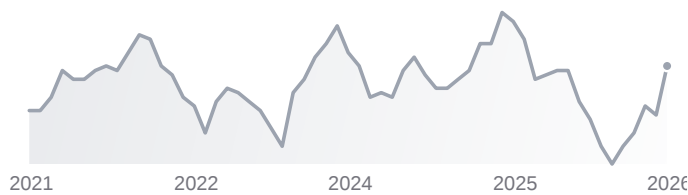
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$730K · Average \$730K

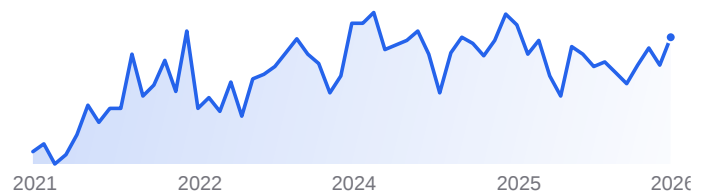
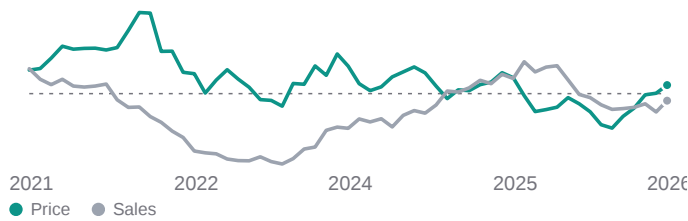


Growth (year over year)

Price +4.2% · Sales -3.5%

Price per square foot

\$338/ft²

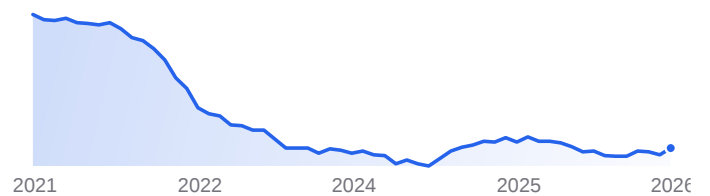
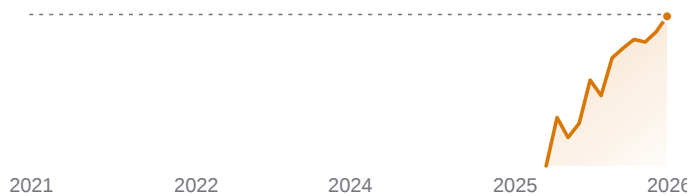


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

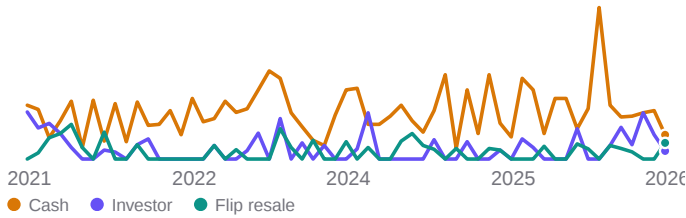
3.2%



BUYERS & OUTCOMES

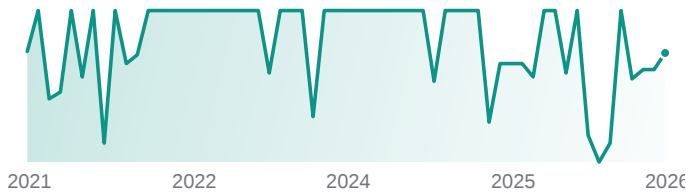
Buyer mix

Cash 10% · Investor 3.3% · Flip resale 6.7%



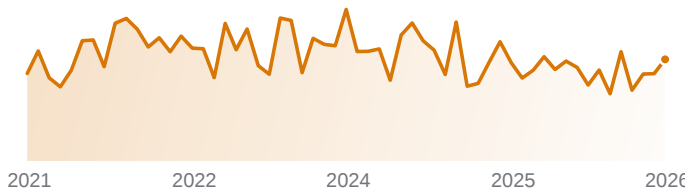
Sellers who sold at a gain

96%

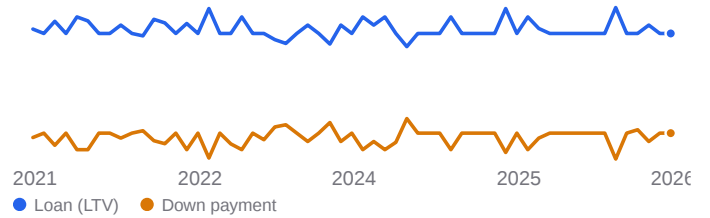


Median annualized return at resale

+6.5%

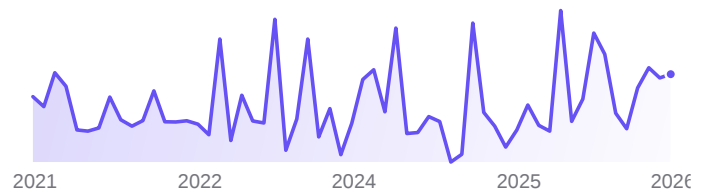


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



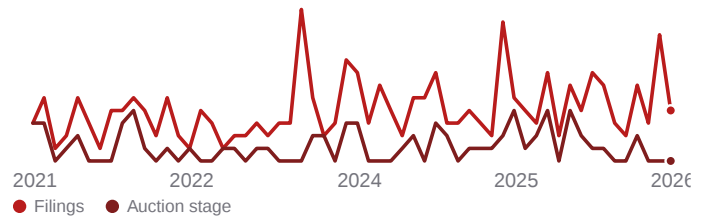
Typical hold before selling

11.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	7,796
Median value (AVM)	\$704K
Median size	2,106 ft²
Median bedrooms	3
Median year built	1997
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.5%
Owner occupied	89%
Company owned	12%
Median loan-to-value	44%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	28,179
Density	4,754 / mi²
Median household income	\$112K
Average household income	\$147K
Crime index (US avg 100)	18
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	17
Homes occupied	98%
Bachelor's or higher	31%
Poverty rate	5.6%
Unemployment	1.2%
Average temp	75°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.