

Fort Lauderdale 33301

ZIP code · FL · Florida > Broward County > Fort Lauderdale

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+9.3%

1-YR CHANGE

453

SALES (12 MO)

\$796K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

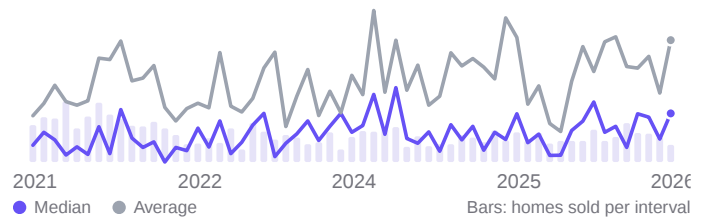
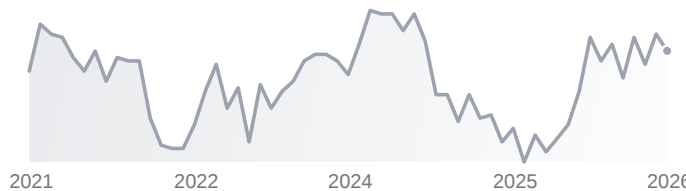
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$1.2M · Average \$2.2M

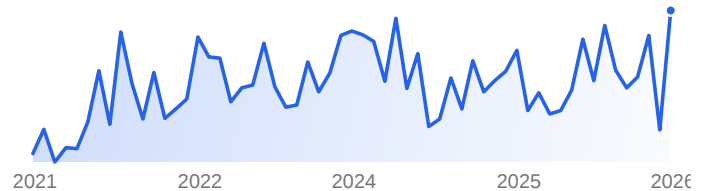
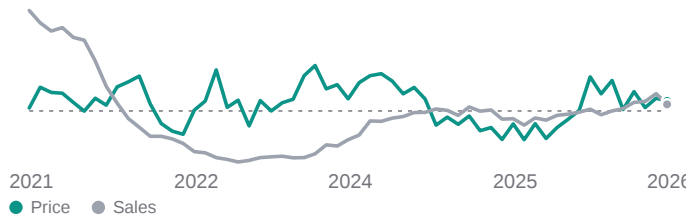


Growth (year over year)

Price +9.3% · Sales +6.1%

Price per square foot

\$664/ft²

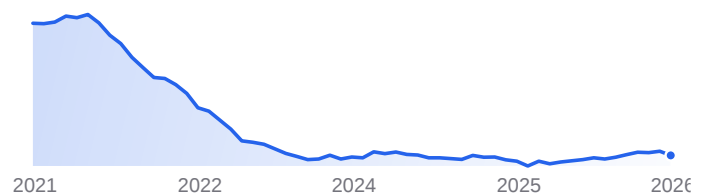


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

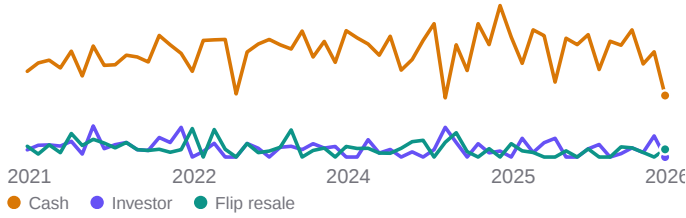
6.0%



BUYERS & OUTCOMES

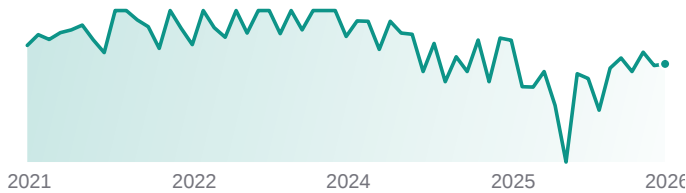
Buyer mix

Cash 31% · Investor 0% · Flip resale 3.8%



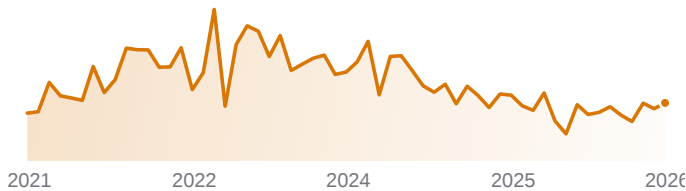
Sellers who sold at a gain

88%

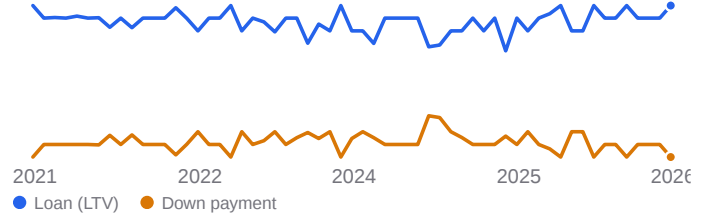


Median annualized return at resale

+5.1%

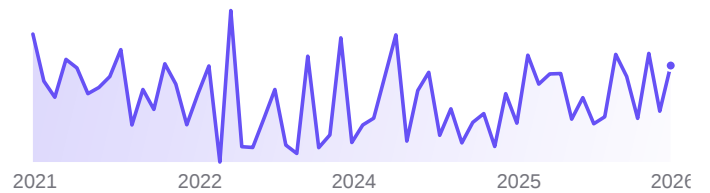


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



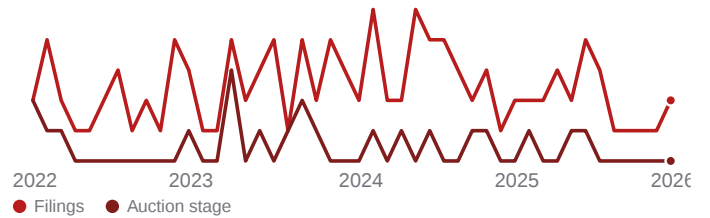
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,508
Median value (AVM)	\$796K
Median size	1,614 ft²
Median bedrooms	2
Median year built	2002
Single family	26%
Condos	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.0%
Owner occupied	67%
Company owned	27%
Median loan-to-value	31%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	19,058
Density	7,277 / mi²
Median household income	\$113K
Average household income	\$148K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	12
Homes occupied	81%
Bachelor's or higher	35%
Poverty rate	5.9%
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.