

Fort Lauderdale 33304

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

SELLER'S MARKET

\$742K

MEDIAN SALE PRICE

+4.6%

1-YR CHANGE

507

SALES (12 MO)

\$618K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

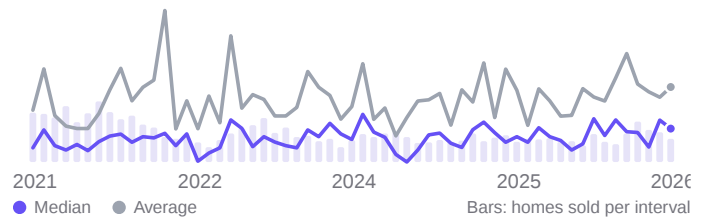
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$772K · Average \$1.1M

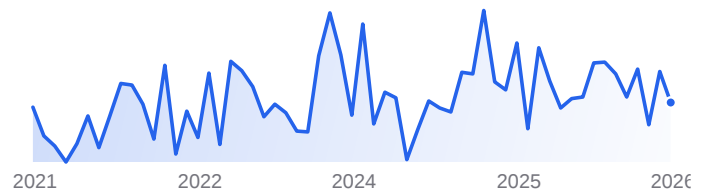
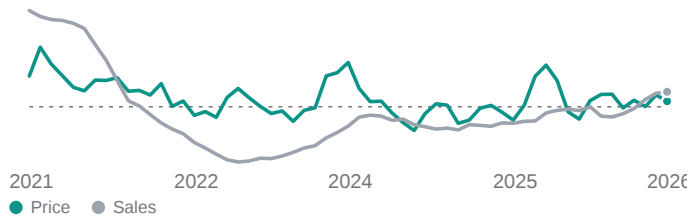


Growth (year over year)

Price +4.6% · Sales +12.2%

Price per square foot

\$440/ft²

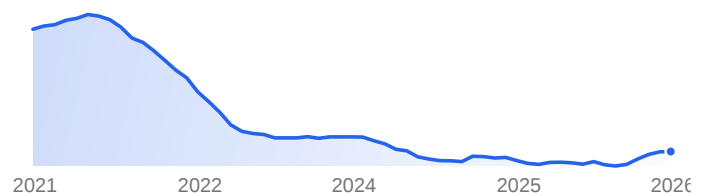


Sale premium vs estimated value

-5.5%

Annual turnover (share of homes sold)

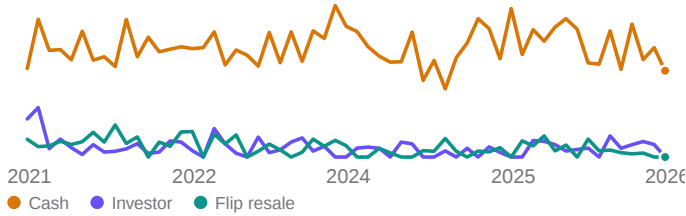
5.8%



BUYERS & OUTCOMES

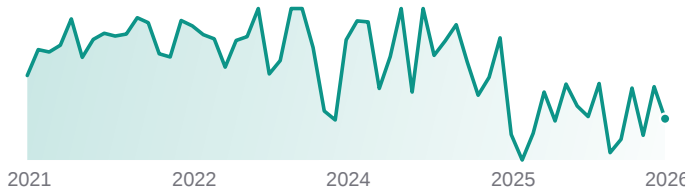
Buyer mix

Cash 41% · Investor 0% · Flip resale 0%



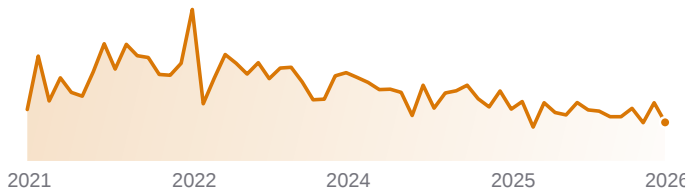
Sellers who sold at a gain

76%

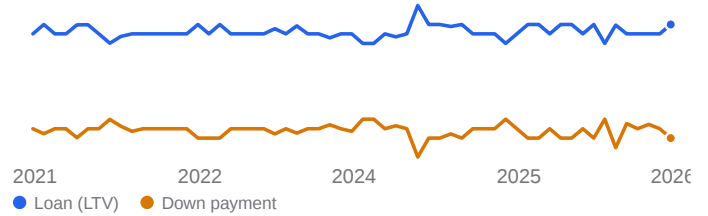


Median annualized return at resale

+3.8%

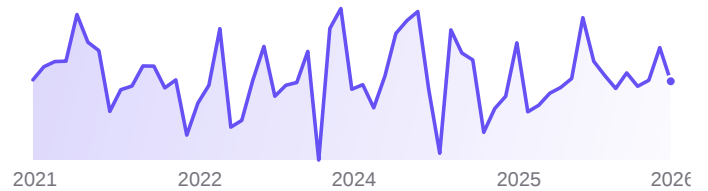


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



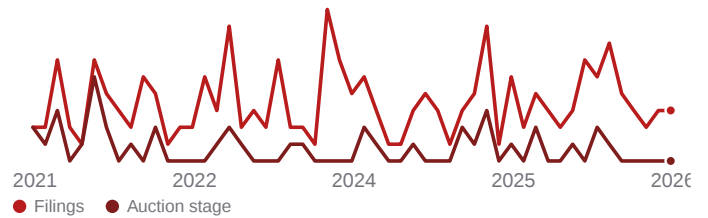
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	8,711
Median value (AVM)	\$618K
Median size	1,450 ft²
Median bedrooms	2
Median year built	1970
Single family	23%
Condos	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	57%
Company owned	29%
Median loan-to-value	28%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	20,335
Density	5,104 / mi²
Median household income	\$87K
Average household income	\$117K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	13
Homes occupied	83%
Bachelor's or higher	34%
Poverty rate	11.1%
Unemployment	1.2%
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.