

Fort Lauderdale 33305

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

SELLER'S MARKET

\$667K

MEDIAN SALE PRICE

-8.7%

1-YR CHANGE

379

SALES (12 MO)

\$734K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



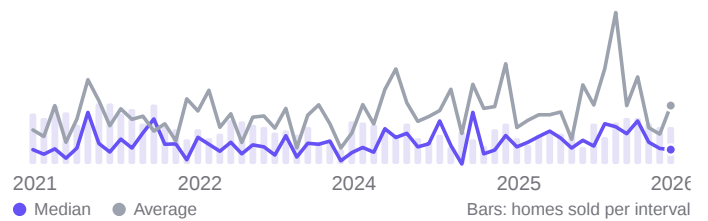
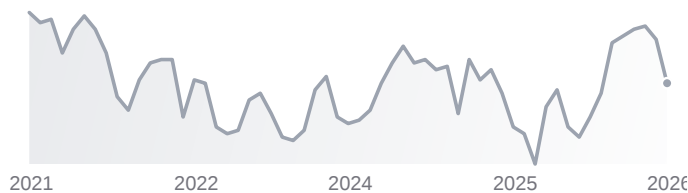
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$630K · Average \$1.2M

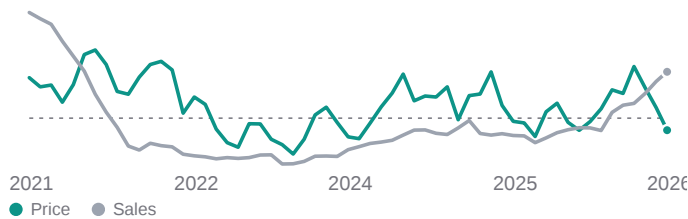


Growth (year over year)

Price -8.7% · Sales +33.5%

Price per square foot

\$420/ft²

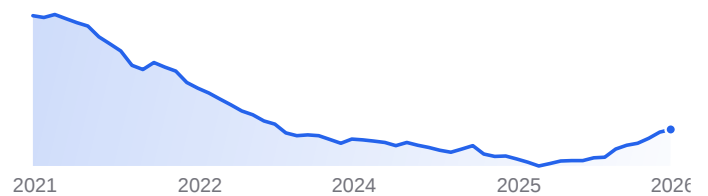


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

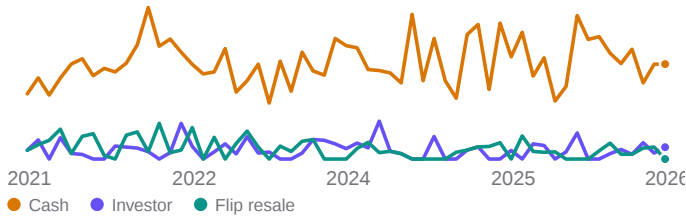
6.5%



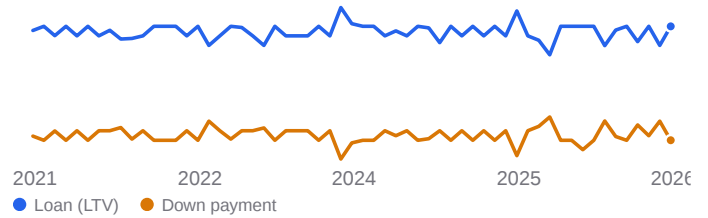
BUYERS & OUTCOMES

Buyer mix

Cash 48% · Investor 6.1% · Flip resale 0%

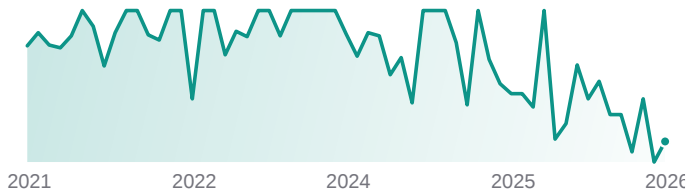


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



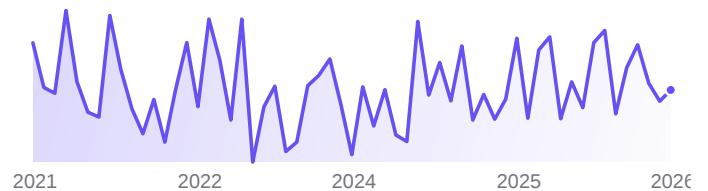
Sellers who sold at a gain

81%



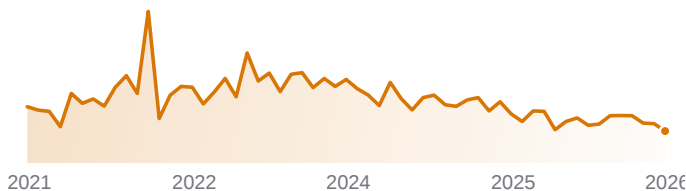
Typical hold before selling

5.2 yrs



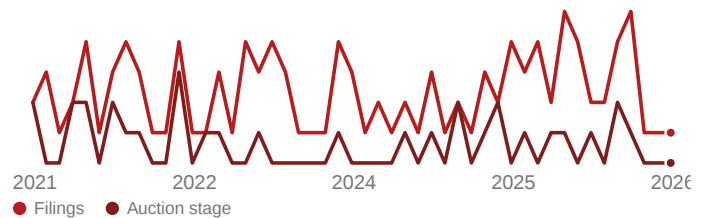
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,806
Median value (AVM)	\$734K
Median size	1,550 ft²
Median bedrooms	3
Median year built	1970
Single family	45%
Condos	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.9%
Owner occupied	71%
Company owned	24%
Median loan-to-value	30%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	12,681
Density	4,803 / mi²
Median household income	\$99K
Average household income	\$133K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	13
Homes occupied	85%
Bachelor's or higher	32%
Poverty rate	8.7%
Unemployment	1.2%
Average temp	76°F
Annual precip	60 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.