

Fort Lauderdale 33306

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

SELLER'S MARKET

\$751K

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

110

SALES (12 MO)

\$628K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

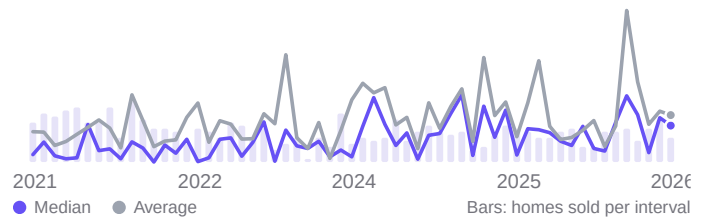
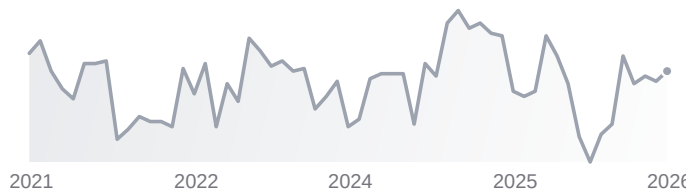
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$863K · Average \$1M

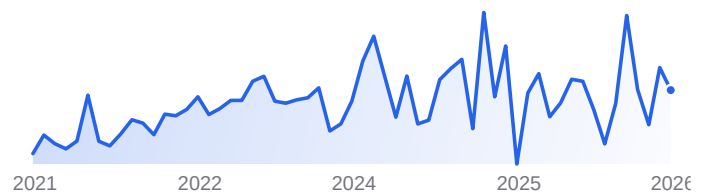
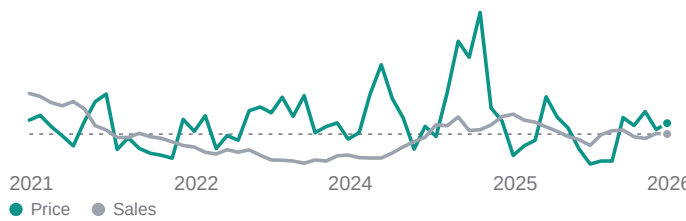


Growth (year over year)

Price +15.5% · Sales +0.0%

Price per square foot

\$468/ft²

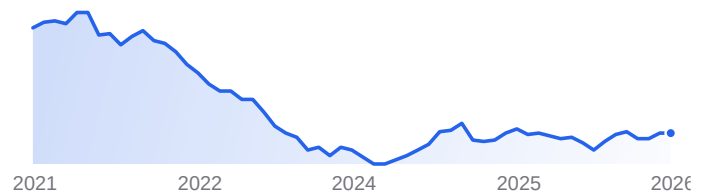
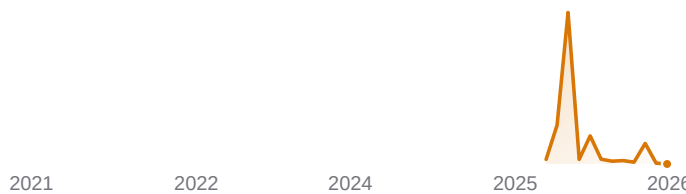


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

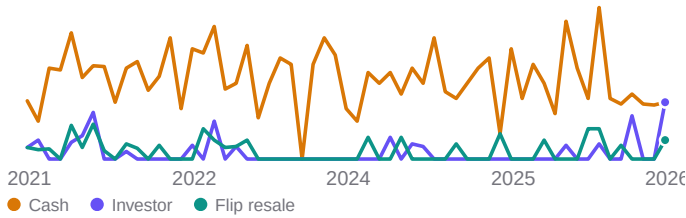
5.9%



BUYERS & OUTCOMES

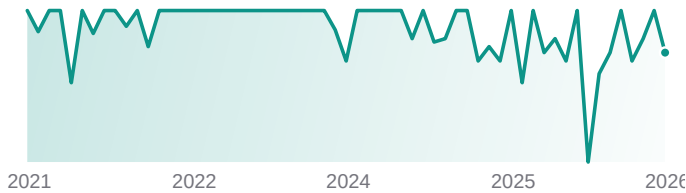
Buyer mix

Cash 38% · Investor 38% · Flip resale 13%



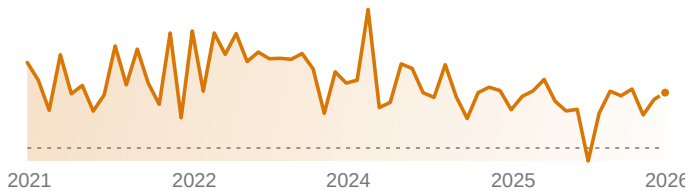
Sellers who sold at a gain

83%

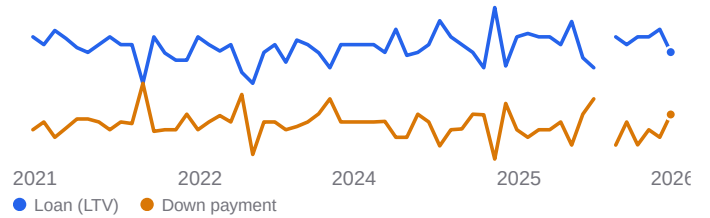


Median annualized return at resale

+6.3%

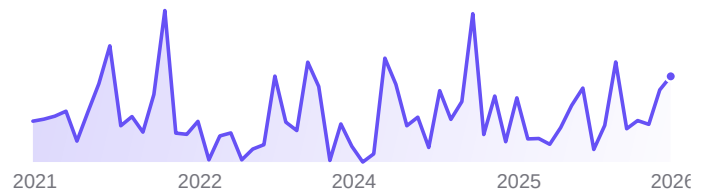


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



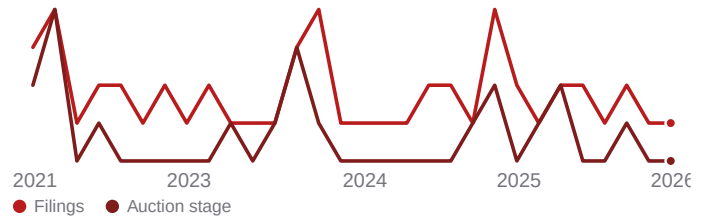
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,880
Median value (AVM)	\$628K
Median size	1,338 ft²
Median bedrooms	2
Median year built	1961
Single family	46%
Condos	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.9%
Owner occupied	64%
Company owned	24%
Median loan-to-value	23%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	3,790
Density	4,328 / mi²
Median household income	\$106K
Average household income	\$142K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	13
Homes occupied	89%
Bachelor's or higher	32%
Poverty rate	6.9%
Unemployment	1.1%
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.