

Fort Lauderdale 33308

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

BALANCED MARKET

\$541K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

951

SALES (12 MO)

\$502K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



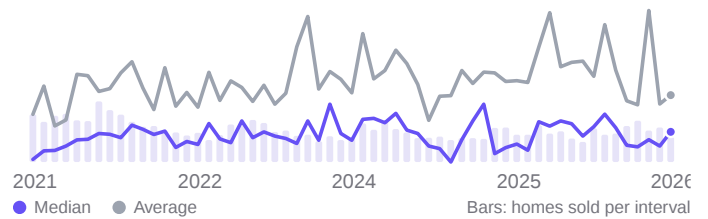
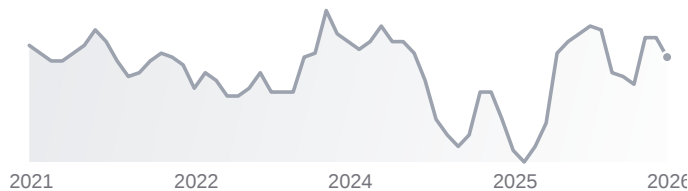
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$585K · Average \$804K

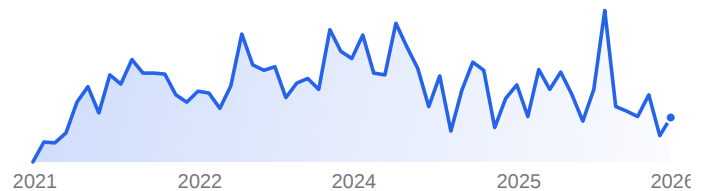
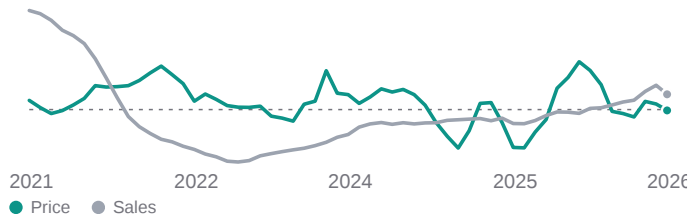


Growth (year over year)

Price -0.5% · Sales +10.5%

Price per square foot

\$377/ft²

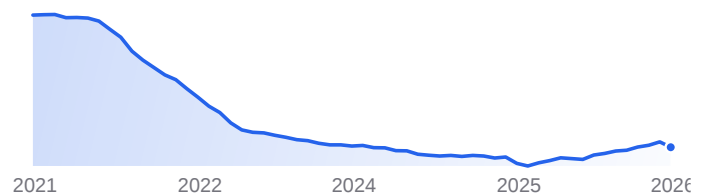
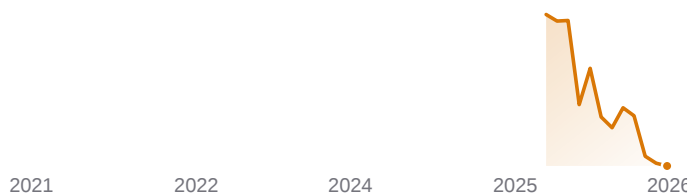


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

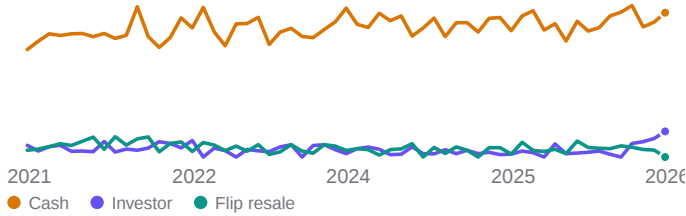
4.6%



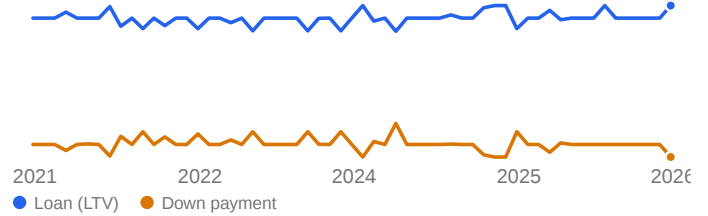
BUYERS & OUTCOMES

Buyer mix

Cash 68% · Investor 12% · Flip resale 0%

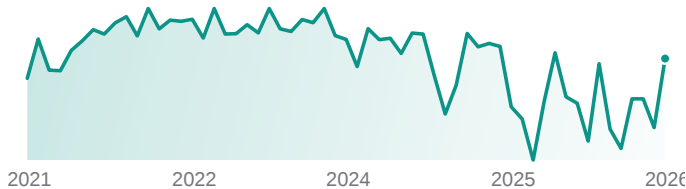


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



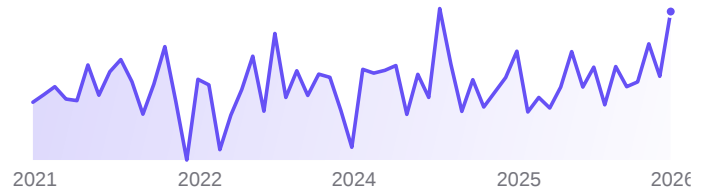
Sellers who sold at a gain

92%



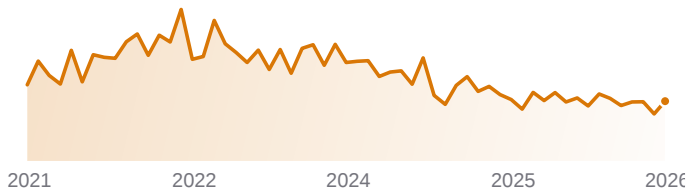
Typical hold before selling

10.4 yrs



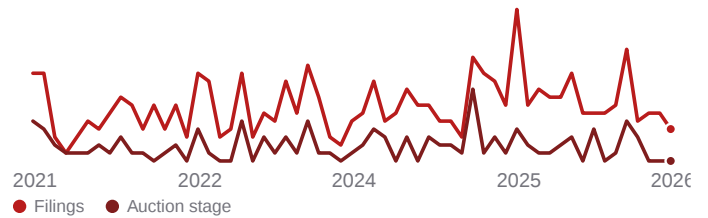
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	20,741
Median value (AVM)	\$502K
Median size	1,350 ft²
Median bedrooms	2
Median year built	1968
Single family	23%
Condos	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.0%
Owner occupied	62%
Company owned	24%
Median loan-to-value	19%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	30,792
Density	5,439 / mi²
Median household income	\$86K
Average household income	\$125K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	16
Homes occupied	72%
Bachelor's or higher	31%
Poverty rate	7.5%
Unemployment	0.9%
Average temp	76°F
Annual precip	59 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.