

Fort Lauderdale 33309

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

BALANCED MARKET

\$380K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

569

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



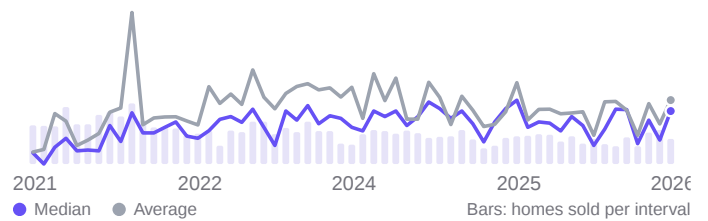
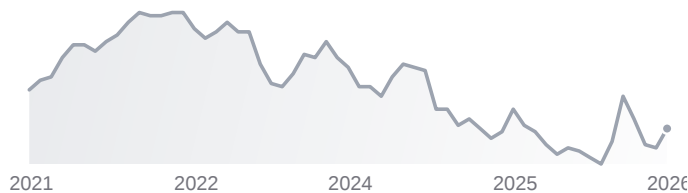
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$415K · Average \$445K

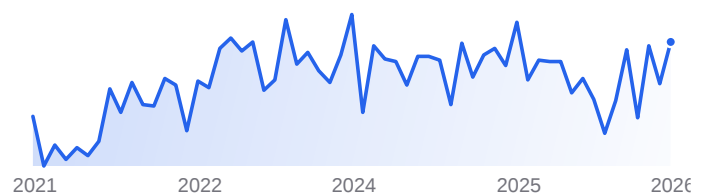
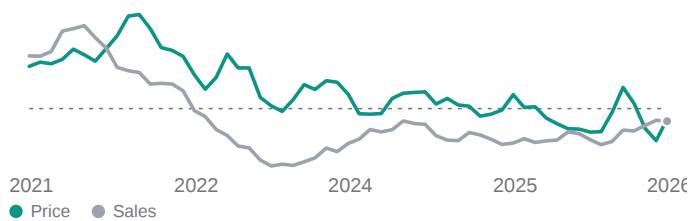


Growth (year over year)

Price -5.0% · Sales -6.0%

Price per square foot

\$303/ft²



Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

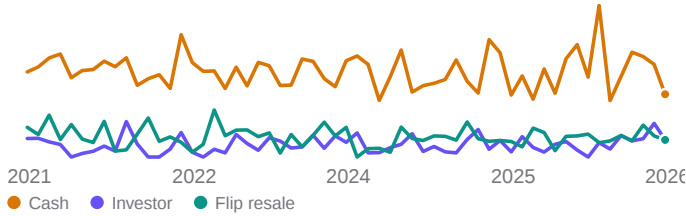
4.5%



BUYERS & OUTCOMES

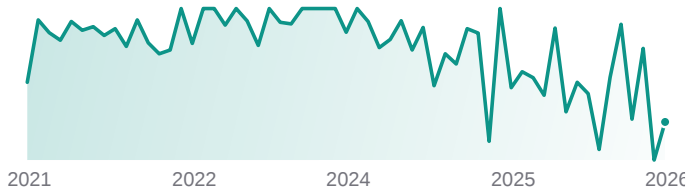
Buyer mix

Cash 23% · Investor 6.3% · Flip resale 6.3%



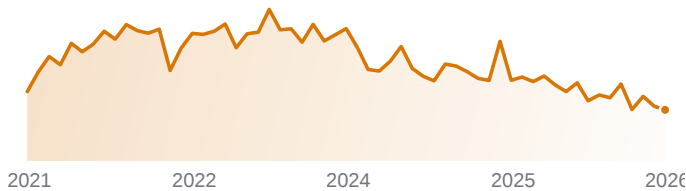
Sellers who sold at a gain

83%

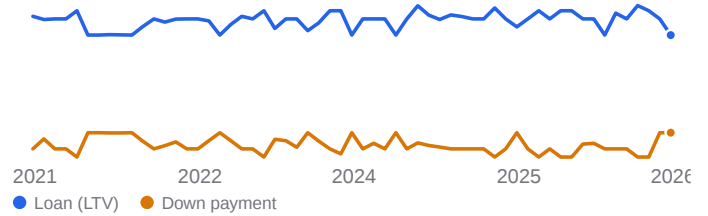


Median annualized return at resale

+4.3%

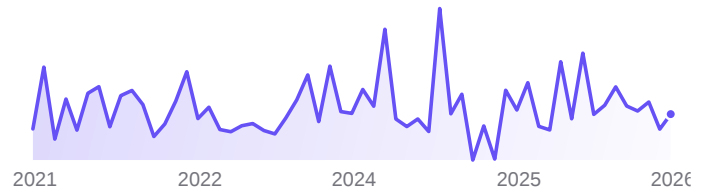


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



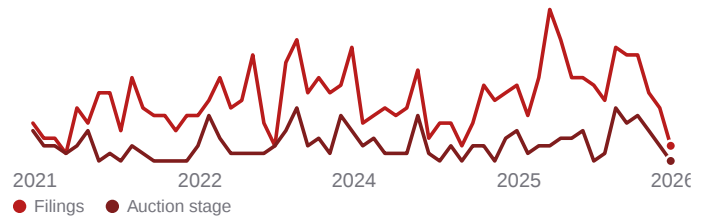
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	12,567
Median value (AVM)	\$342K
Median size	1,272 ft²
Median bedrooms	2
Median year built	1973
Single family	50%
Condos	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.5%
Owner occupied	74%
Company owned	18%
Median loan-to-value	47%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	39,376
Density	3,797 / mi²
Median household income	\$70K
Average household income	\$80K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	15
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	14.5%
Unemployment	1.1%
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.