

Fort Lauderdale 33311

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

BALANCED MARKET

\$363K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

831

SALES (12 MO)

\$339K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



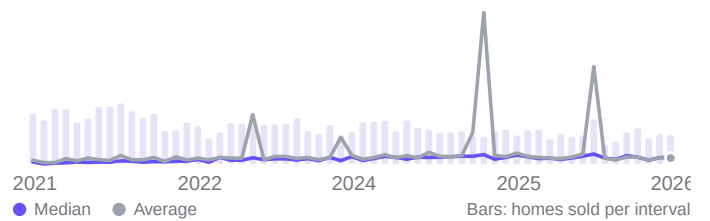
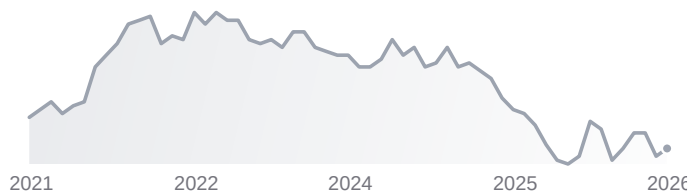
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$380K · Average \$368K

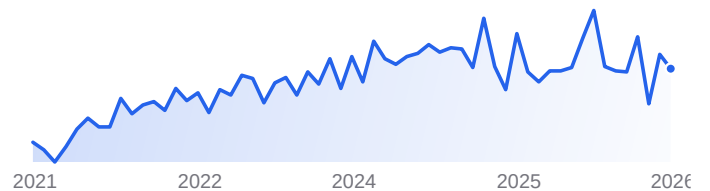
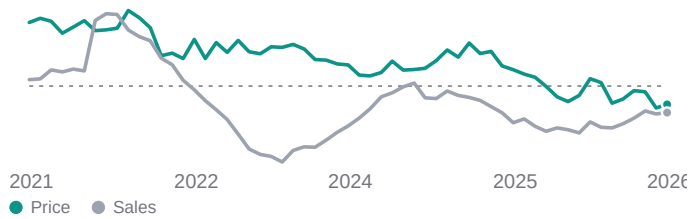


Growth (year over year)

Price -6.7% · Sales -9.8%

Price per square foot

\$283/ft²



Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

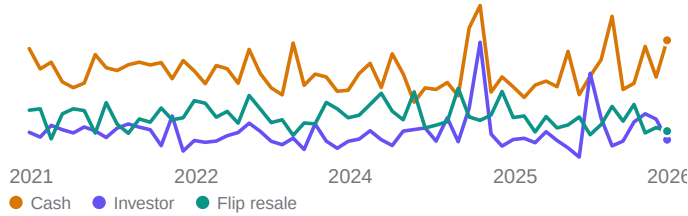
4.5%



BUYERS & OUTCOMES

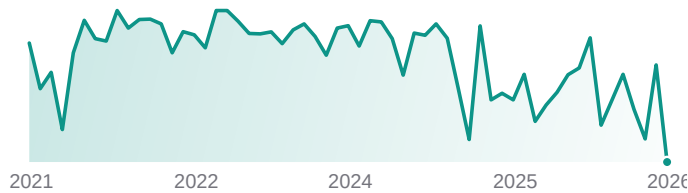
Buyer mix

Cash 39% · Investor 5.8% · Flip resale 8.7%



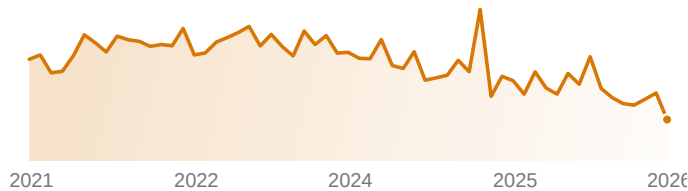
Sellers who sold at a gain

81%

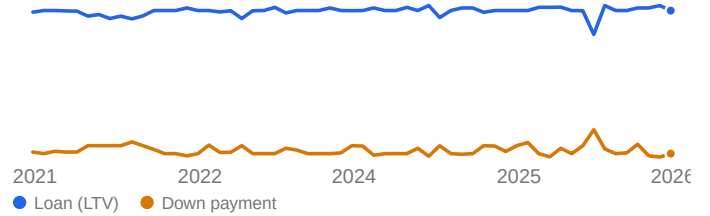


Median annualized return at resale

+4.6%

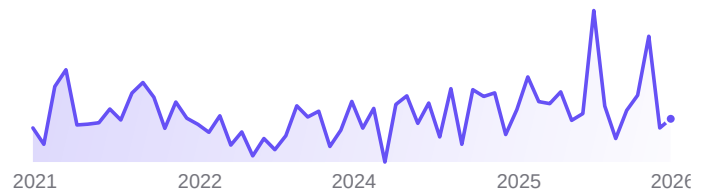


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



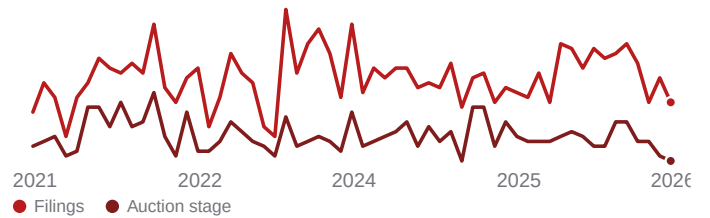
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 12 · Auction stage 0



HOUSING STOCK

Homes	18,469
Median value (AVM)	\$339K
Median size	1,256 ft²
Median bedrooms	3
Median year built	1964
Single family	67%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.9%
Owner occupied	66%
Company owned	24%
Median loan-to-value	36%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	71,173
Density	6,706 / mi²
Median household income	\$53K
Average household income	\$66K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	14
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	26.6%
Unemployment	0.8%
Average temp	75°F
Annual precip	62 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.