

Fort Lauderdale 33313

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

BALANCED MARKET

\$287K

MEDIAN SALE PRICE

+16.6%

1-YR CHANGE

637

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

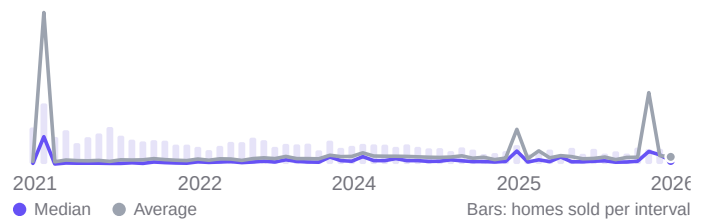
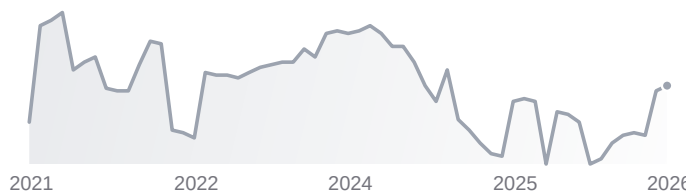
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$173K · Average \$263K

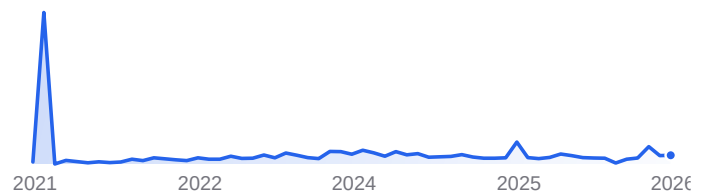
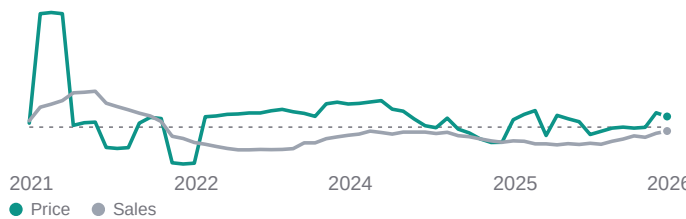


Growth (year over year)

Price +16.6% · Sales -6.0%

Price per square foot

\$174/ft²



Sale premium vs estimated value

-3.8%

Annual turnover (share of homes sold)

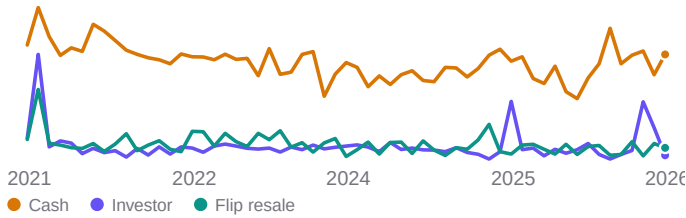
3.5%



BUYERS & OUTCOMES

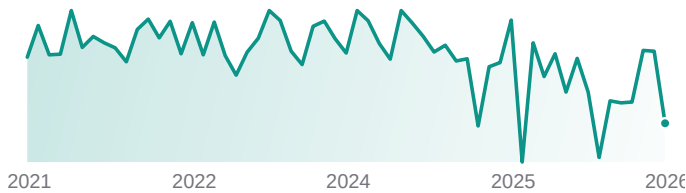
Buyer mix

Cash 55% · Investor 2.0% · Flip resale 5.9%



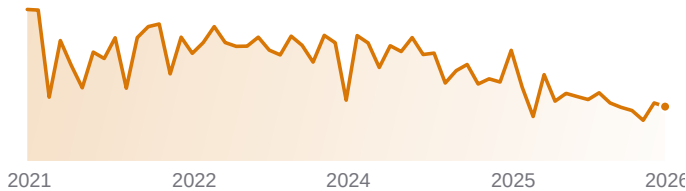
Sellers who sold at a gain

84%

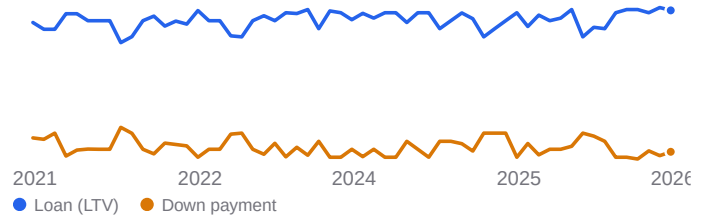


Median annualized return at resale

+5.3%

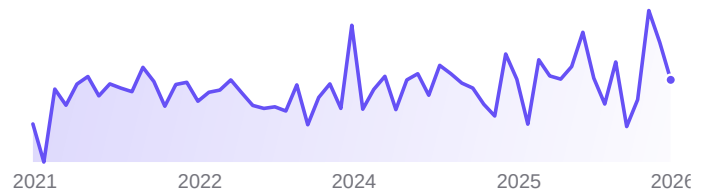


Financing (share of purchase price) Loan (LTV) 96% · Down payment 8.4%



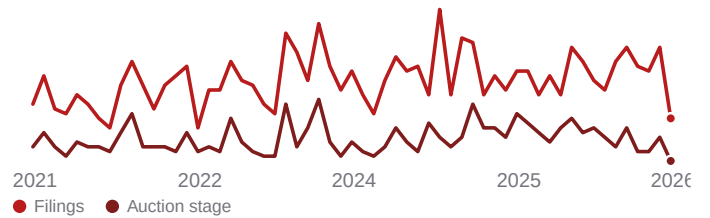
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 9 · Auction stage 0



HOUSING STOCK

Homes	18,165
Median value (AVM)	\$155K
Median size	1,057 ft²
Median bedrooms	2
Median year built	1972
Single family	30%
Condos	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.5%
Owner occupied	61%
Company owned	21%
Median loan-to-value	27%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	66,094
Density	10,236 / mi ²
Median household income	\$49K
Average household income	\$65K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	11
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	21.3%
Unemployment	0.9%
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.