

Fort Lauderdale 33316

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

SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

+23.1%

1-YR CHANGE

329

SALES (12 MO)

\$729K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

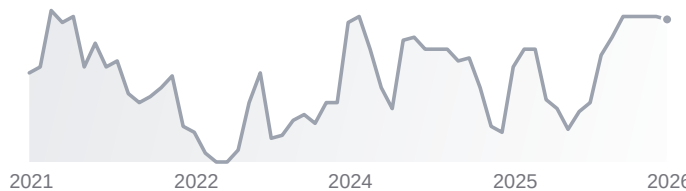
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

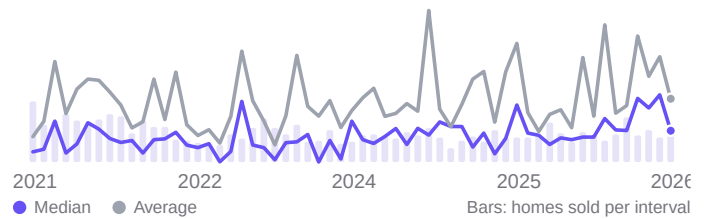
Market temperature (0–100)

77 / 100



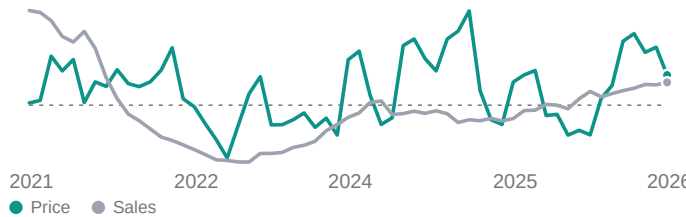
Sale prices

Median \$970K · Average \$1.6M



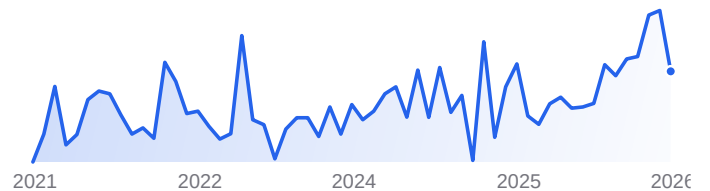
Growth (year over year)

Price +23.1% · Sales +17.5%



Price per square foot

\$590/ft²



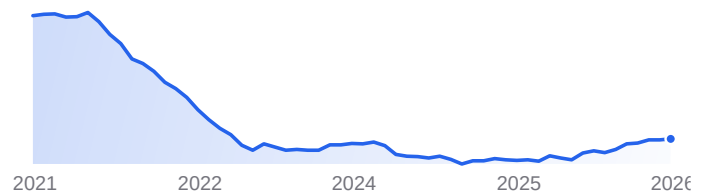
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

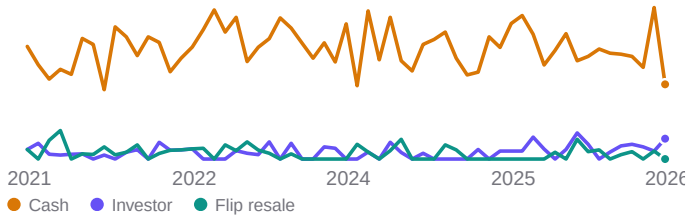
5.0%



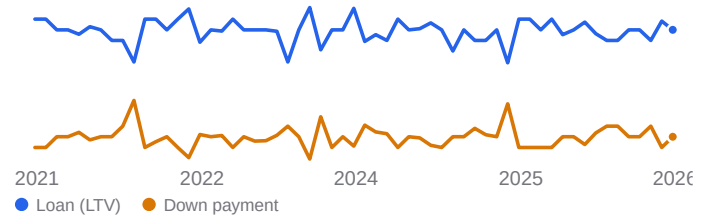
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 11% · Flip resale 0%

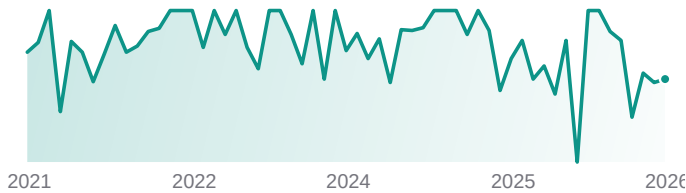


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



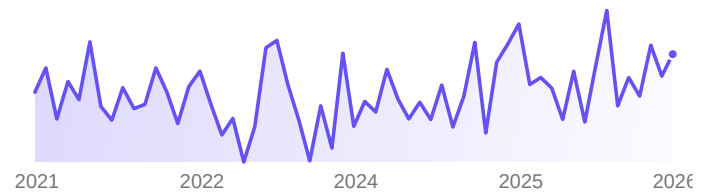
Sellers who sold at a gain

86%



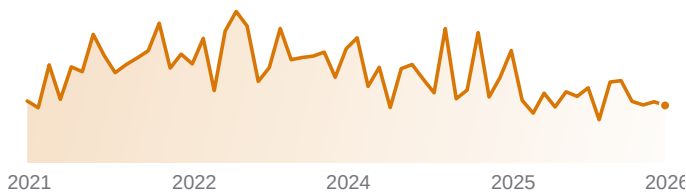
Typical hold before selling

9.6 yrs



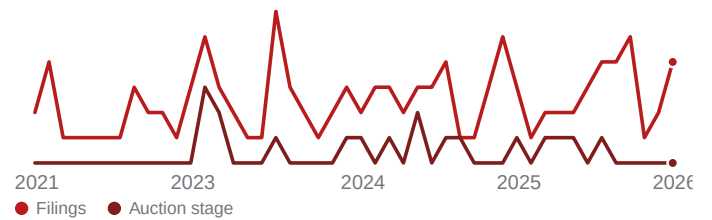
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	6,578
Median value (AVM)	\$729K
Median size	1,444 ft²
Median bedrooms	2
Median year built	1970
Single family	23%
Condos	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.8%
Owner occupied	61%
Company owned	27%
Median loan-to-value	21%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	15,019
Density	1,899 / mi ²
Median household income	\$101K
Average household income	\$140K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	14
Homes occupied	76%
Bachelor's or higher	40%
Poverty rate	9.0%
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.