

# Fort Lauderdale 33322

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

BALANCED MARKET

**\$272K**

MEDIAN SALE PRICE

**-17.0%**

1-YR CHANGE

**803**

SALES (12 MO)

**\$270K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



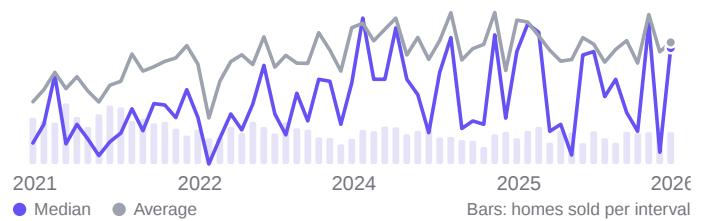
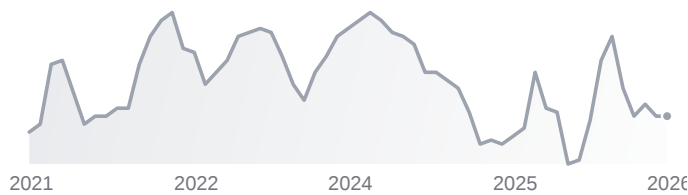
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$310K · Average \$318K

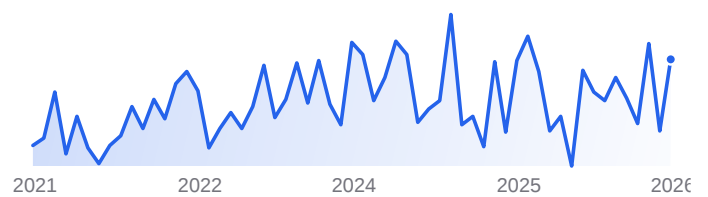
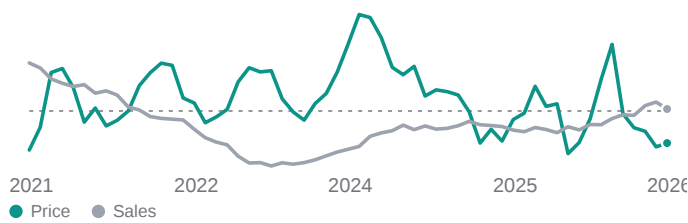


Growth (year over year)

Price -17.0% · Sales +1.0%

Price per square foot

\$239/ft²

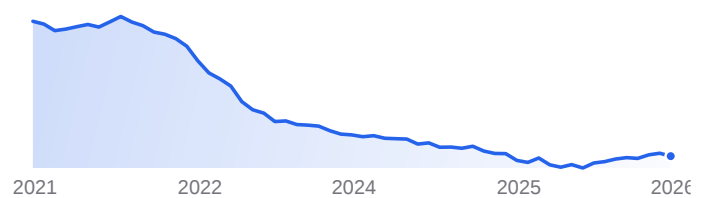


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

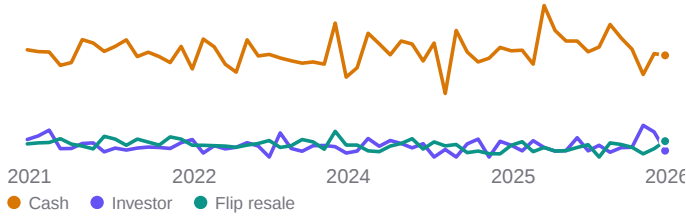
4.3%



## BUYERS & OUTCOMES

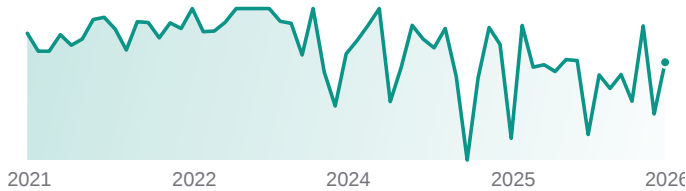
### Buyer mix

Cash 44% · Investor 2.7% · Flip resale 6.8%



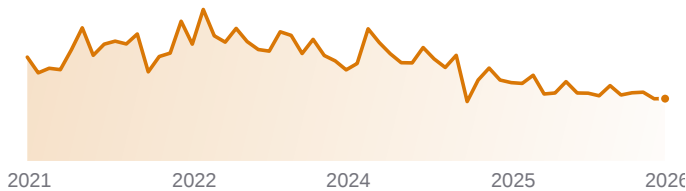
### Sellers who sold at a gain

95%

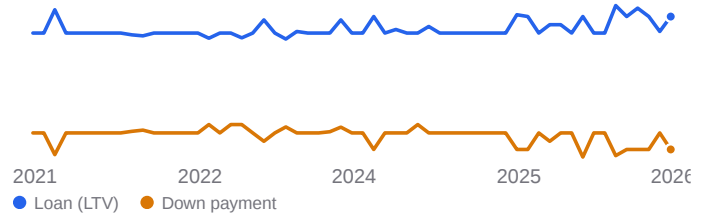


### Median annualized return at resale

+5.4%

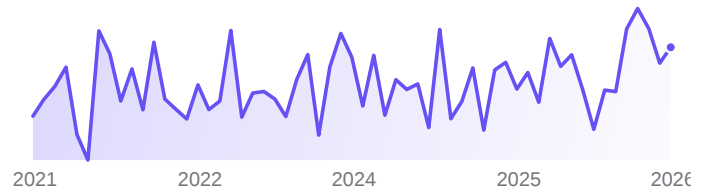


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



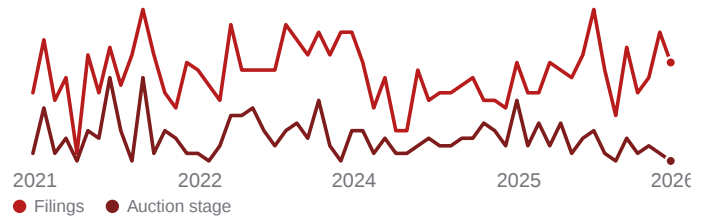
### Typical hold before selling

10.1 yrs



### Preforeclosure filings

Filings 13 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 18,889    |
| Median value (AVM) | \$270K    |
| Median size        | 1,190 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1978      |
| Single family      | 37%       |
| Condos             | 53%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 65%  |
| Underwater (LTV 125% or more) | 0.9% |
| Owner occupied                | 83%  |
| Company owned                 | 9.6% |
| Median loan-to-value          | 32%  |

Typical ownership tenure

9.8 yrs

## COMMUNITY

|                                  |                         |
|----------------------------------|-------------------------|
| Population                       | 42,371                  |
| Density                          | 7,406 / mi <sup>2</sup> |
| Median household income          | \$67K                   |
| Average household income         | \$86K                   |
| Crime index (US avg 100)         | 80                      |
| Air pollution index (US avg 100) | 84                      |
| Earthquake index (US avg 100)    | 10                      |
| Homes occupied                   | 93%                     |
| Bachelor's or higher             | 24%                     |
| Poverty rate                     | 10.6%                   |
| 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.