

Fort Lauderdale 33328

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

SELLER'S MARKET

\$628K

MEDIAN SALE PRICE

+8.0%

1-YR CHANGE

425

SALES (12 MO)

\$627K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

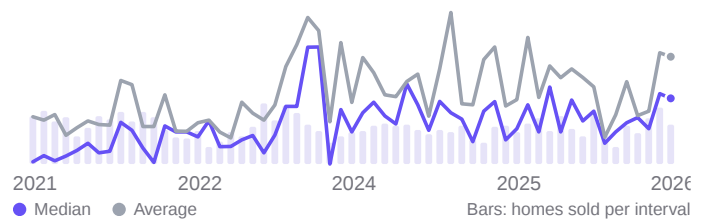
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$655K · Average \$785K

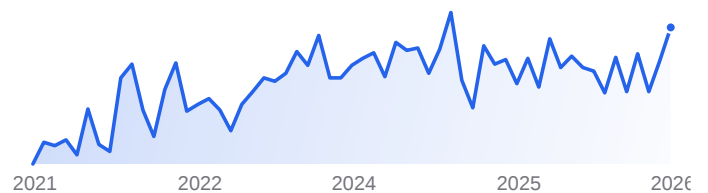
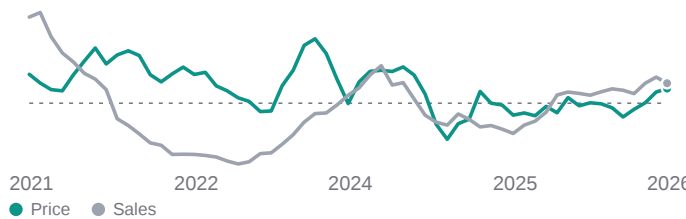


Growth (year over year)

Price +8.0% · Sales +11.0%

Price per square foot

\$370/ft²

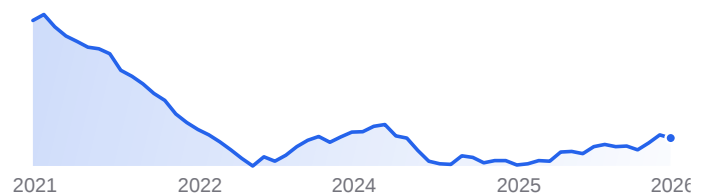


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

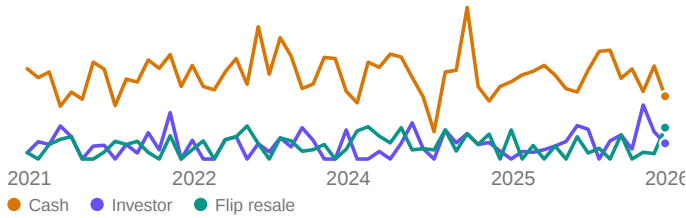
4.4%



BUYERS & OUTCOMES

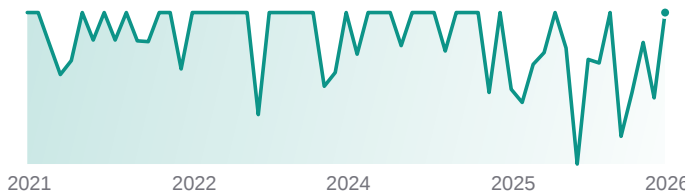
Buyer mix

Cash 22% · Investor 5.4% · Flip resale 11%



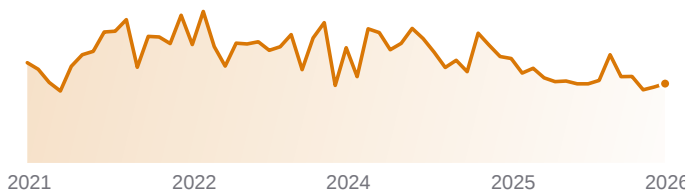
Sellers who sold at a gain

100%

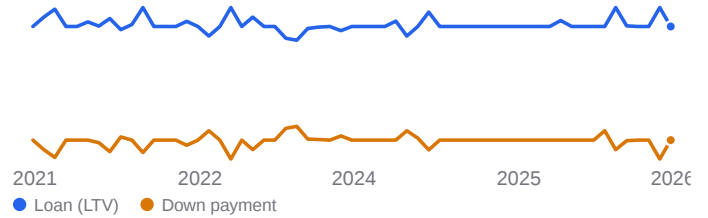


Median annualized return at resale

+5.3%

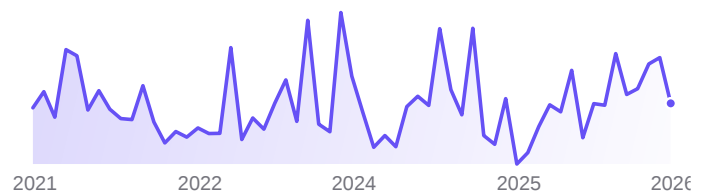


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



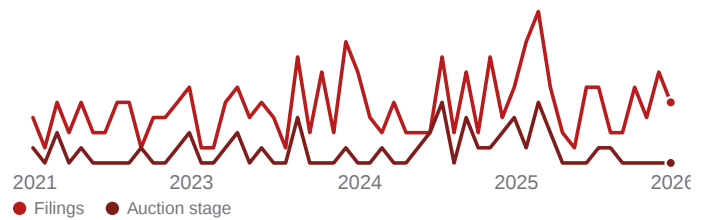
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	9,654
Median value (AVM)	\$627K
Median size	1,841 ft²
Median bedrooms	3
Median year built	1984
Single family	62%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.6%
Owner occupied	84%
Company owned	15%
Median loan-to-value	42%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	32,064
Density	3,336 / mi²
Median household income	\$123K
Average household income	\$148K
Crime index (US avg 100)	40
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	16
Homes occupied	97%
Bachelor's or higher	30%
Poverty rate	6.7%
Unemployment	1.0%
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.