

Fort Lauderdale 33331

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

BALANCED MARKET

\$833K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

252

SALES (12 MO)

\$830K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



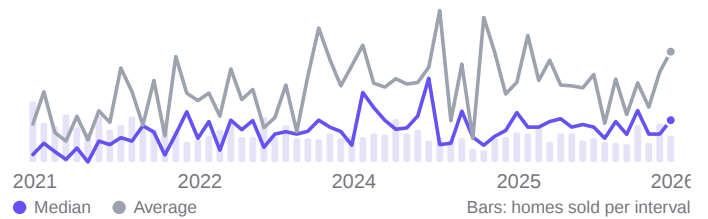
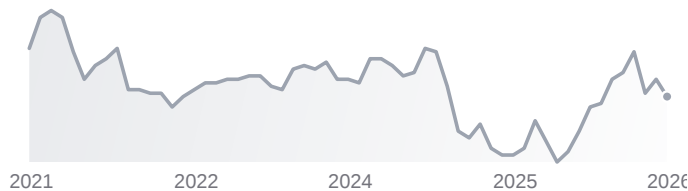
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$900K · Average \$1.4M

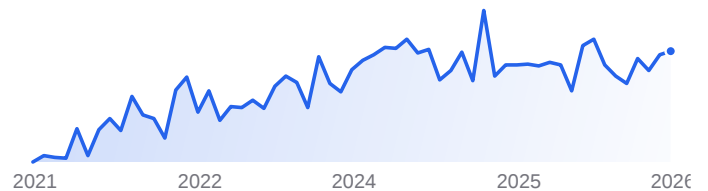
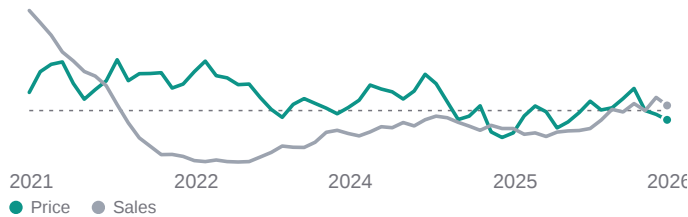


Growth (year over year)

Price -5.8% · Sales +3.3%

Price per square foot

\$406/ft²

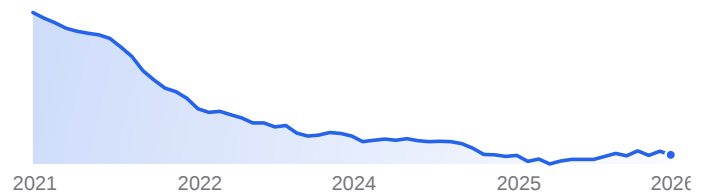
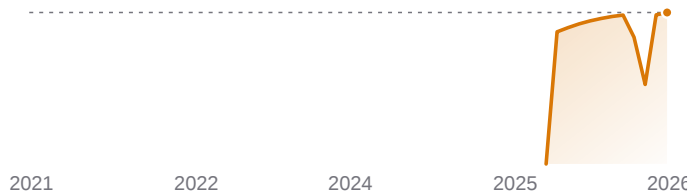


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

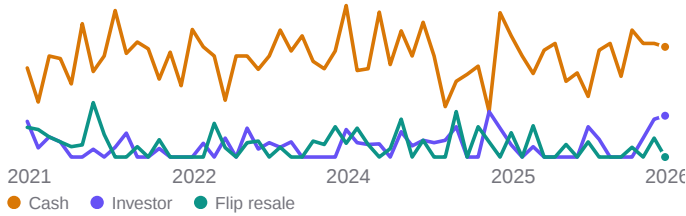
3.5%



BUYERS & OUTCOMES

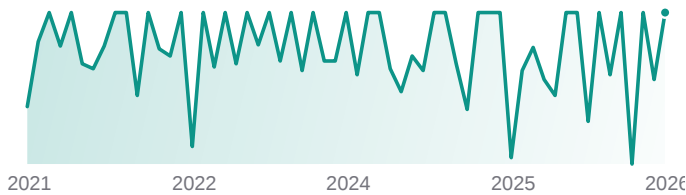
Buyer mix

Cash 36% · Investor 14% · Flip resale 0%



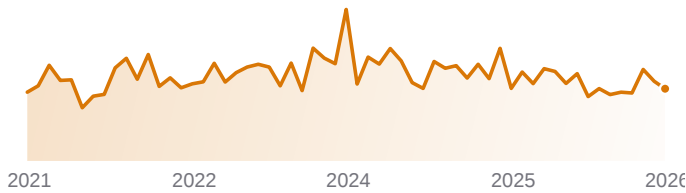
Sellers who sold at a gain

100%

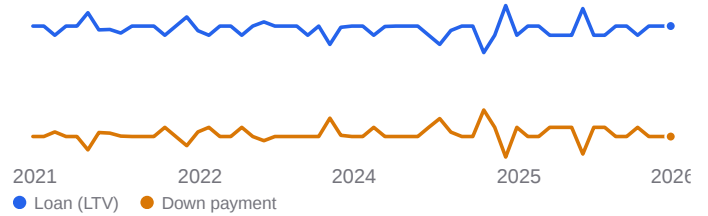


Median annualized return at resale

+5.7%

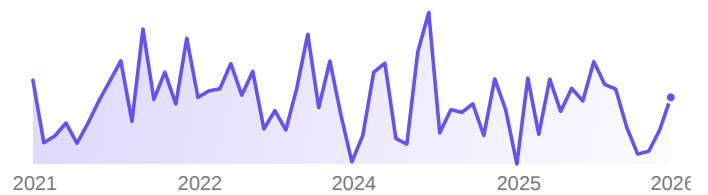


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



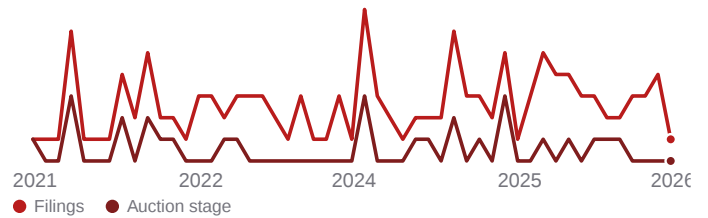
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,255
Median value (AVM)	\$830K
Median size	2,236 ft²
Median bedrooms	4
Median year built	1996
Single family	78%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.4%
Owner occupied	88%
Company owned	17%
Median loan-to-value	36%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	26,409
Density	2,065 / mi²
Median household income	\$138K
Average household income	\$179K
Crime index (US avg 100)	14
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	17
Homes occupied	98%
Bachelor's or higher	34%
Poverty rate	3.1%
Unemployment	1.0%
Average temp	75°F
Annual precip	60 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.