

Fort Lauderdale 33351

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

BALANCED MARKET

\$417K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

362

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



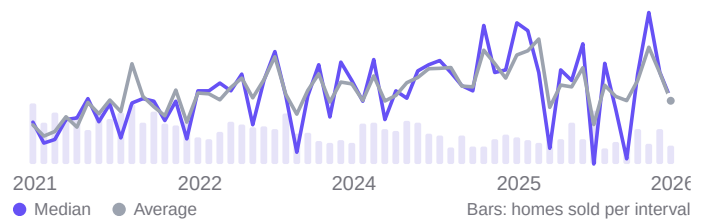
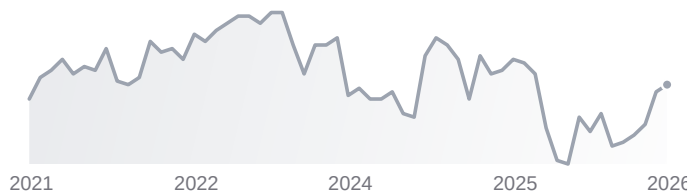
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$344K · Average \$341K

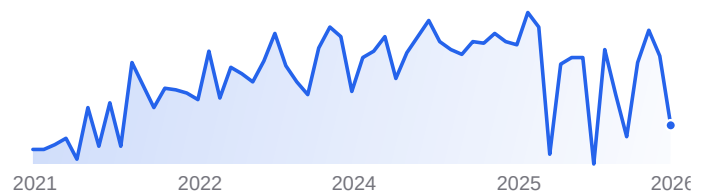
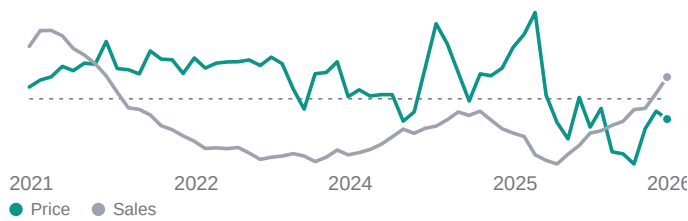


Growth (year over year)

Price -8.1% · Sales +8.7%

Price per square foot

\$227/ft²

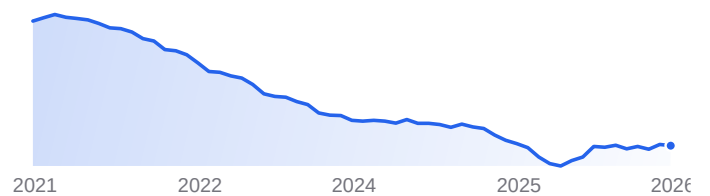


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

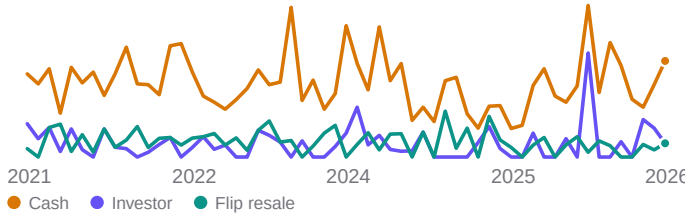
3.3%



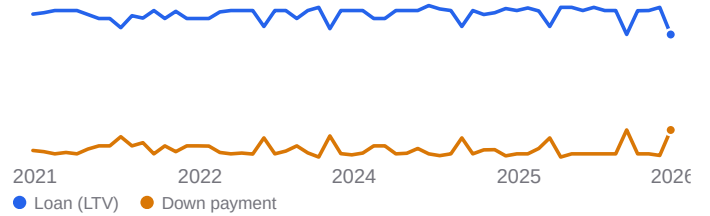
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 5.0% · Flip resale 5.0%

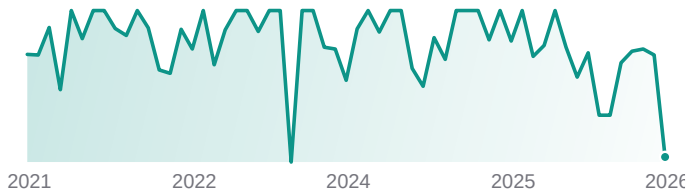


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



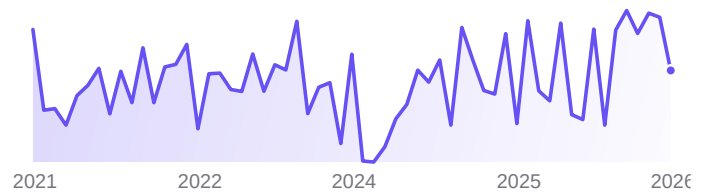
Sellers who sold at a gain

80%



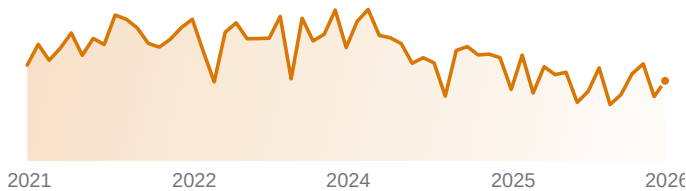
Typical hold before selling

8.6 yrs



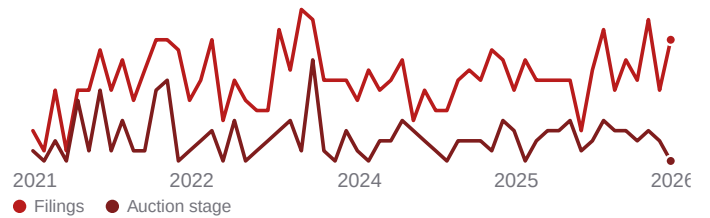
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 12 · Auction stage 0



HOUSING STOCK

Homes	10,860
Median value (AVM)	\$363K
Median size	1,418 ft²
Median bedrooms	3
Median year built	1984
Single family	38%
Condos	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.6%
Owner occupied	72%
Company owned	15%
Median loan-to-value	48%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	39,926
Density	6,658 / mi²
Median household income	\$69K
Average household income	\$84K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	16
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	9.2%
Unemployment	1.1%
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.