

# HUD PD&R Housing Market Profiles

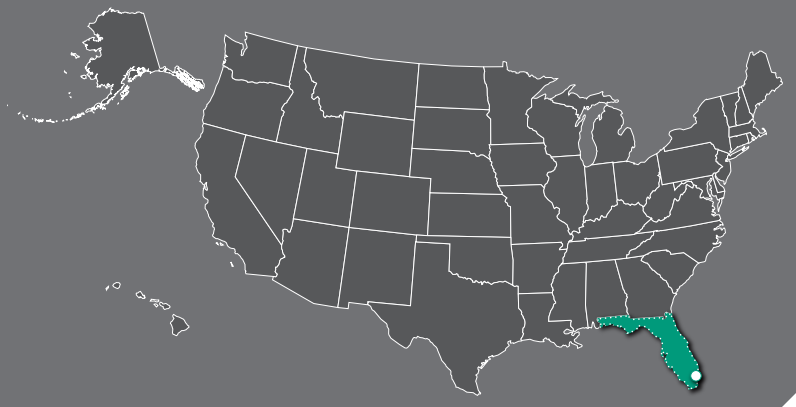
## Fort Lauderdale-Pompano Beach-Deerfield Beach, Florida



Fort Lauderdale, Florida

### Quick Facts About Fort Lauderdale-Pompano Beach-Deerfield Beach

- Current sales market conditions: balanced
- Current apartment market conditions: balanced
- The city of Fort Lauderdale, with nearly 24 miles of coastal beaches and more than 300 miles of intercoastal waterways, is known as the “Yachting Capital of the World.” The city hosts the Fort Lauderdale International Boat Show every fall, which attracts more than 100,000 visitors and has an economic impact of \$1.79 billion on the state, generating \$24.5 million in local sales taxes (Marine Industries Association of South Florida). With more than 100 marinas and 50,000 yachts registered in the metropolitan division, the marine industry supports 121,000 jobs in the metropolitan division and has an \$18.5 billion impact in South Florida.



By [T. Michael Miller](#) | As of February 1, 2024

### Overview

The Fort Lauderdale-Pompano Beach-Deerfield Beach, FL metropolitan division (hereafter, the Fort Lauderdale metropolitan division), on the southeastern coast of Florida, is coterminous with Broward County and is part of the Miami-Fort Lauderdale-West Palm Beach, FL Metropolitan Statistical Area. Fort Lauderdale is connected to the cities of Miami and West Palm Beach by Brightline, a high-speed rail line serving workers in the downtown Fort Lauderdale area. Since 2020, the population residing in the 2-square-mile urban core of downtown Fort Lauderdale has increased by more than 7,000 to more than 26,000 (Fort Lauderdale Downtown Development Authority). The recent growth is partly due to increased residential, retail, and office development in the downtown area, and the proximity to beaches, cultural attractions, sports venues, and dining options. The metropolitan division boasts an average of 325 days of annual sunshine and an average annual temperature of 75 degrees, making the walkable urban core appealing year-round.

- As of February 1, 2024, the population of the metropolitan division is estimated at 1.97 million, an average annual increase of 7,525, or 0.4 percent, since 2017. Population growth slowed from an average annual increase of 1.3 percent from 2010 to 2017, partly due to slowing job growth,

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reduced net in-migration, and declining net natural change (U.S. Census Bureau decennial census count and population estimates as of July 1, with estimates by the analyst).

- Both net in-migration and net natural change have decreased since 2017. Net in-migration and net natural change, respectively, averaged 16,650 and 7,150 people annually from 2010 to 2017 and have averaged 4,000 and 3,525 people annually since 2017.
- The largest number of people moving to the metropolitan division come from Miami-Dade County, immediately to the south. Outside of Florida, most in-migration comes from the northeast region of the nation, with the New York City

metropolitan area contributing the largest share (2016–2020 American Community Survey [ACS] 5-year estimates), partly because housing is generally more expensive in Miami-Dade County and the New York City metropolitan area.

- The median age in the metropolitan division was 41.6 years in 2022 compared with 39.0 nationally (Census Bureau population estimates as of July 1). Retirees are attracted to the metropolitan division because of the lack of state income tax, the warm, sunny climate, and recreational amenities. The population aged 62 years or older increased from 17.7 percent of the population in 2010 to 21.2 percent in 2022 (ACS 1-year estimates).

## Economic Conditions

The economy in the Fort Lauderdale metropolitan division expanded during the past year, continuing strong nonfarm payroll job growth following the recession of 2020 caused by the COVID-19 pandemic. As of the 3 months ending January 2024, nonfarm payrolls in the metropolitan division increased by 21,500 jobs, or 2.4 percent, from a year earlier to 929,800 jobs, following an increase of 33,300 jobs, or 3.8 percent, as of the same 3 months a year ago. Similar to the recent growth, nonfarm payrolls increased an average of 2.4 percent annually from 2011 through 2019 before declining 6.3 percent during 2020. The metropolitan division had recovered all jobs lost during the early months of the pandemic by November 2021.

The government sector, the fourth largest nonfarm payroll sector, with 108,600 jobs, had the largest increase as of the 3 months ending January 2024, with a gain of 4,500 jobs, or 4.3 percent, from a year earlier.

As of the 3 months ending January 2024—

- The wholesale and retail trade sector had the second largest gain, increasing by 4,200 jobs, or 2.6 percent, from a year ago. This expansion occurred partly due to an increase in e-commerce businesses, which are classified under the wholesale trade subsector.

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**Jobs increased or remained unchanged in 9 of 11 nonfarm payroll sectors in the Fort Lauderdale metropolitan division during the past year.**

	3 Months Ending		Year-Over-Year Change	
	January 2023 (Thousands)	January 2024 (Thousands)	Absolute (Thousands)	Percent
<b>Total Nonfarm Payrolls</b>	908.3	929.8	21.5	2.4
Goods-Producing Sectors	81.4	84.3	2.9	3.6
Mining, Logging, & Construction	50.9	53.8	2.9	5.7
Manufacturing	30.4	30.5	0.1	0.3
Service-Providing Sectors	826.9	845.4	18.5	2.2
Wholesale & Retail Trade	163.2	167.4	4.2	2.6
Transportation & Utilities	42.7	45.3	2.6	6.1
Information	20.8	20.3	-0.5	-2.4
Financial Activities	73.2	73.2	0.0	0.0
Professional & Business Services	174.1	173.1	-1.0	-0.6
Education & Health Services	118.6	122.1	3.5	3.0
Leisure & Hospitality	95.3	98.2	2.9	3.0
Other Services	34.9	37.3	2.4	6.9
Government	104.1	108.6	4.5	4.3
<b>Unemployment Rate</b>	2.4%	3.0%		

Note: Numbers may not add to totals due to rounding.

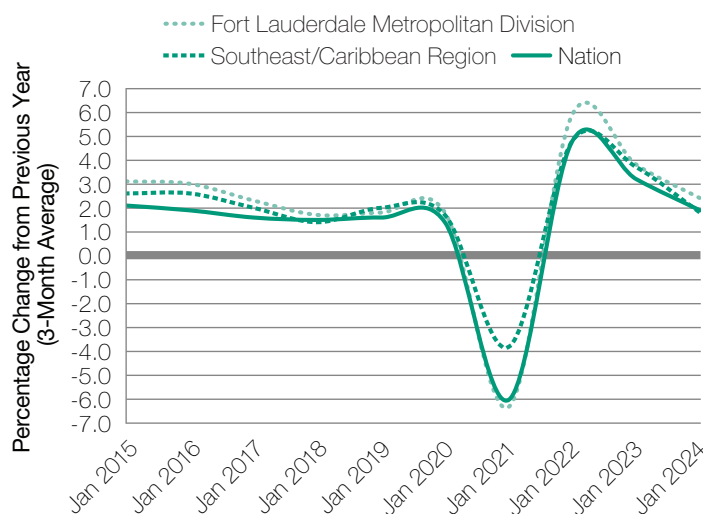
Source: U.S. Bureau of Labor Statistics



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- The education and health services sector had the third largest increase in nonfarm payrolls, increasing by 3,500 jobs, or 3.0 percent, from a year earlier to 122,100 jobs. Two of the three largest employers in the HMA are healthcare providers, with a combined 24,950 workers.
- The mining, logging, and construction sector increased by 2,900 jobs, or 5.7 percent, from a year earlier, partly because of increased construction in the metropolitan division, including the redevelopment of FATVillage (Flagler Arts and Technology Village) and the \$1 billion expansion of the Greater Fort Lauderdale/Broward County Convention Center.
- The professional and business services sector, the largest nonfarm payroll sector in the metropolitan division, partially offset gains, declining by 1,000 jobs, or 0.6 percent, from a year ago to 173,100 jobs. Nearly 200 companies have a corporate, division, or regional headquarters in

**The rate of job growth in the Fort Lauderdale metropolitan division has been above the Southwest/Caribbean region and the nation since mid-2021.**



Source: U.S. Bureau of Labor Statistics

## Sales Market Conditions

The sales housing market in the Fort Lauderdale metropolitan division is balanced, unchanged from a year ago. The sales vacancy rate is currently estimated at 1.9 percent, up from 1.6 percent in April 2020. During the 12 months ending January 2024, new home sales (including single-family homes, townhomes, and condominiums) declined 34 percent from a year earlier, following a 1-percent decline during the previous 12 months. The number of existing home sales declined 19 percent during the 12 months ending January 2024, following a 23-percent decline during the previous 12 months. The available

the metropolitan division, including HEICO Corporation, Nova Southeastern University, American Express Company, and AutoNation (Greater Fort Lauderdale Alliance).

The metropolitan division benefits significantly from its location along the Atlantic coast. Port Everglades, in the city of Fort Lauderdale, was ranked the third busiest cruise port in the United States in fiscal year 2023, with 3.01 million passengers, following Port Miami and Port Canaveral. In March 2020, the Centers for Disease Control issued a No Sail Order that effectively halted all cruises in the United States. In June 2021, Celebrity Cruises, embarking the Celebrity Edge out of Port Everglades, became the first major cruise line to resume service in North America after the order was suspended. During fiscal years 2021 and 2022, nearly 116,950 and 1.72 million passengers, respectively, sailed from Port Everglades. By comparison, an average of 3.82 million cruise passengers sailed from Port Everglades annually from 2012 through 2019. Although the volume of cruise passengers has not fully recovered, operating revenue at the port peaked at \$182.4 million during fiscal year 2023, exceeding the previous high of \$170.7 million during fiscal year 2019. Port Everglades contributed an economic impact of \$33 billion in the metropolitan division during fiscal year 2022 (*The Local and Regional Economic Impacts of Port Everglades*, Martin Associates). Partly due to increased activity at Port Everglades, the transportation and utilities sector added 2,600 jobs in the metropolitan division, a 6.1-percent increase as of the first quarter of 2024 from a year earlier.

## Largest Employers in the Fort Lauderdale Metropolitan Division

Name of Employer	Nonfarm Payroll Sector	Number of Employees
Memorial Healthcare System	Education & Health Services	16,167
Broward County Government	Government	12,928
Broward Health	Government	8,769

Note: Excludes local school districts.

Source: Greater Fort Lauderdale Alliance

inventory of homes for sale increased to a 5.2-month supply, up from 3.4 and 1.8 months, respectively, during January 2023 and January 2022, partly because increasing home sales prices and elevated mortgage interest rates have limited the number of qualified homebuyers. The average interest rates for a 30-year fixed-rate mortgage were 3.15, 5.53, and 7.00 percent during 2021, 2022, and 2023, respectively (Freddie Mac).

The percentage of home loans in the metropolitan division that were seriously delinquent or had transitioned into real estate

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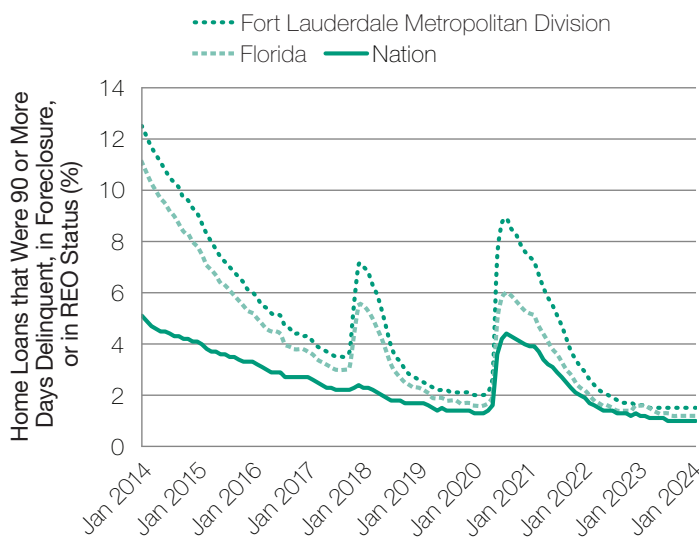
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owned status declined from 2.9 percent in January 2022 to 1.6 in January 2023 and 1.5 percent in January 2024 (CoreLogic, Inc.). The decline in the rate primarily reflects fewer loans seriously delinquent and in forbearance compared with 2 years earlier, when the economic contraction during the pandemic made it difficult for some homeowners to stay current on mortgage payments. The current rate is significantly below the peak of 14.3 percent during January 2012 but slightly higher than the current rates of 1.2 percent for Florida and 1.0 percent for the nation.

During the 12 months ending January 2024 —

- The number of new homes sold declined 34 percent from the 1,625 sold during the previous 12 months to 1,075 homes sold, the lowest level in more than 2 decades (CoreLogic, Inc., with adjustments by the analyst).
- Existing home sales totaled 33,900, a 19-percent decline from 41,900 homes sold during the previous 12 months.
- The average sales price for new homes was \$882,800, up 9 percent from \$810,000 during the previous 12 months, which followed a 7-percent increase during the 12 months ending January 2022.
- The average sales price for existing homes was \$487,000, a 5-percent increase compared with \$461,600 during the previous 12 months. By comparison, the average price for existing homes increased an average of 8 percent a year

**The rates of seriously delinquent home loans and REO properties in the Fort Lauderdale metropolitan division, Florida, and the nation are at their lowest levels in at least a decade.**



REO = real estate owned.

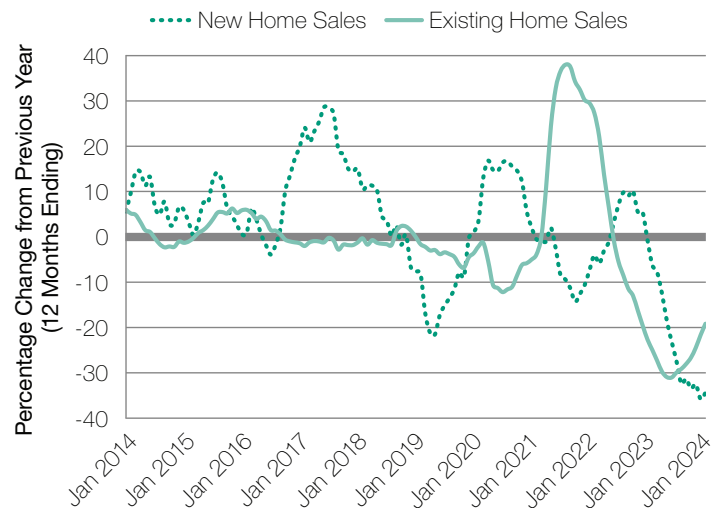
Source: CoreLogic, Inc., with adjustments by the analyst

from 2012 through 2019, and prices increased an average of 15 percent a year from 2020 through 2022.

Construction of new sales units decreased during the past 12 months in response to reduced demand, partly because of elevated home mortgage interest rates. An estimated 650 new homes are under construction.

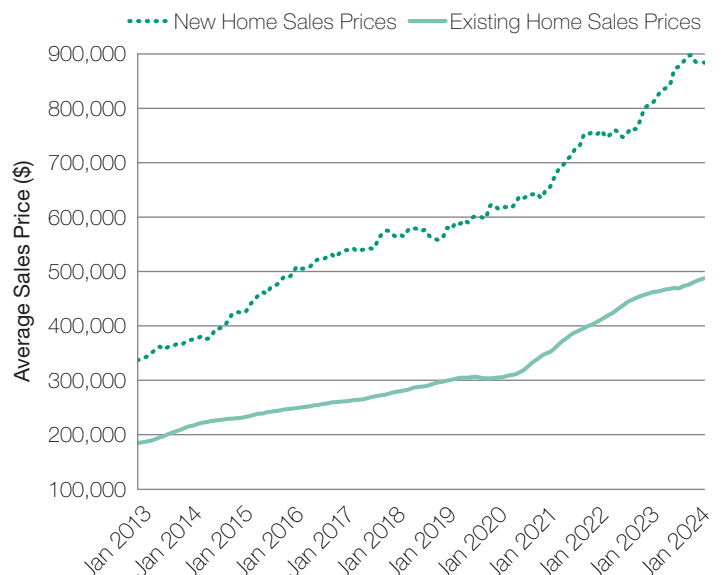
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**The number of new and existing homes sales decreased significantly in the Fort Lauderdale metropolitan division during the 12 months ending January 2024.**



Note: Sales are for single-family homes, townhomes, and condominiums.  
Source: CoreLogic, Inc., with adjustments by the analyst

**The average sales price for both new and existing homes in the Fort Lauderdale metropolitan division has more than doubled since 2014.**

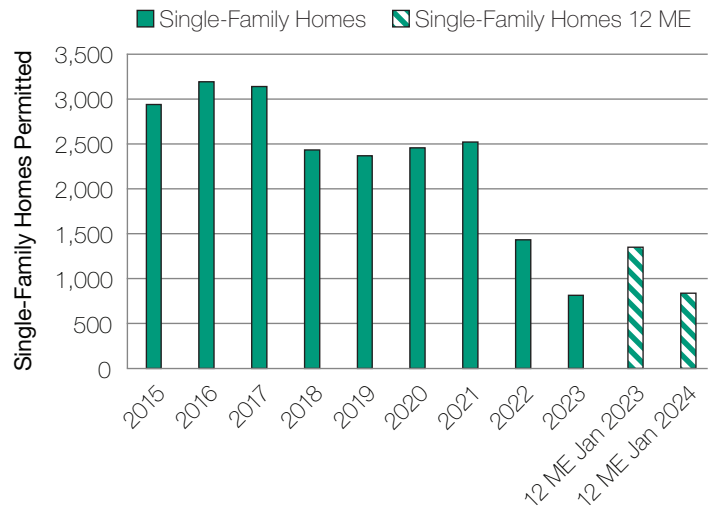


Note: Prices are for single-family homes, townhomes, and condominiums.  
Source: CoreLogic, Inc., with adjustments by the analyst

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- The number of homes permitted decreased to 840 during the 12 months ending January 2024, down 38 percent from 1,350 homes permitted during the previous 12 months (preliminary data).
- Construction of new sales housing averaged 2,725 homes permitted annually from 2015 through 2021, primarily because of demand created by strong in-migration and economic growth in the metropolitan division.
- Much of the single-family home construction in the metropolitan division during the past 12 months has been the result of infill development on available undeveloped residential or previously commercial lots.
- Condominium permitting has been negligible during the 12 months ending January 2024, down significantly from the 330 condominium units permitted during the previous 12 months. Condominium permitting activity in the metropolitan division averaged 990 units annually from 2015 through 2021.

### Single-family home construction in the Fort Lauderdale metropolitan division declined significantly during the past 2 years.



12 ME = 12 months ending.

Sources: U.S. Census Bureau, Building Permits Survey; 2015–22—final data and estimates by the analyst; 2023 and past 24 months of data—preliminary data and estimates by the analyst

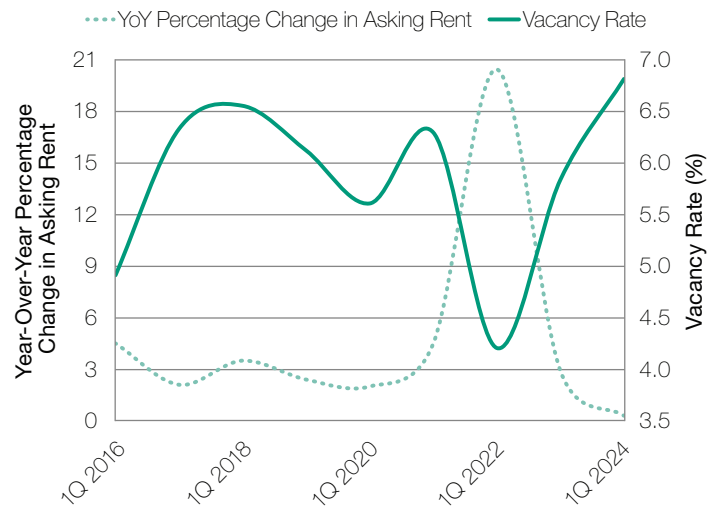
## Apartment Market Conditions

Apartment market conditions in the Fort Lauderdale metropolitan division are balanced compared with slightly tight conditions a year ago. The market eased during the past year because the growth in supply exceeded the demand for apartments; 4,550 apartment units were completed during the past 12 months, a period when net absorption totaled 2,700 units (CoStar Group). The average vacancy rate for stabilized apartment properties increased 1.0 percentage point compared with the first quarter of 2023 to 5.4 percent as of the first quarter of 2024. During the same period, asking rents in the metropolitan division increased 1 percent to average \$2,279.

As of the first quarter of 2024—

- Apartment vacancy rates in the nine CoStar Group-defined market areas in the metropolitan division ranged from 3.9 percent in the Pompano Beach-Deerfield Beach market area, where conditions were slightly tight, to 6.1 percent in the Coral Springs and Miramar-Hallandale market areas, where conditions were balanced.
- The apartment vacancy rate increased or remained unchanged in all market areas relative to a year ago. The largest apartment vacancy rate increase—2.9 percentage points—occurred in the Miramar-Hallandale market area, where the apartment market transitioned from tight conditions a year ago.

### As of the first quarter of 2024, average rents declined, and the vacancy rate rose from a year ago in the Fort Lauderdale metropolitan division.



1Q = first quarter. YoY = year-over-year.

Source: CoStar Group

- The vacancy rate also increased in the Oakland Park-Lauderhill market area, with an increase of 2.4 percentage points to 6.0 percent. Approximately 500 apartments were completed in this market area during the past 12 months.

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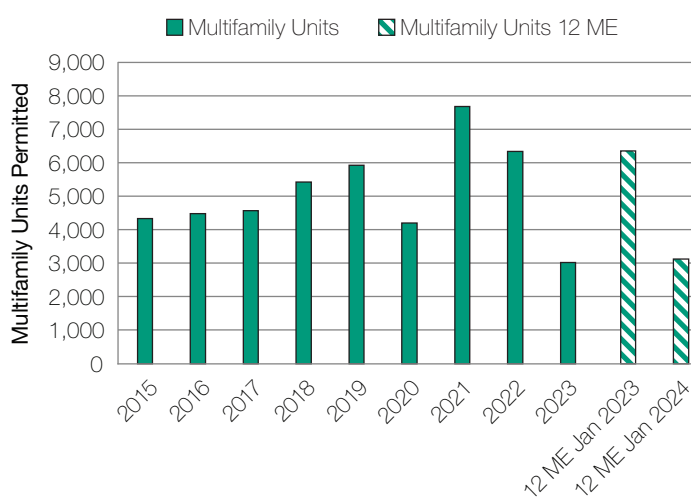
- The Oakland Park-Lauderhill, Hollywood-Dania Beach, and Pompano Beach-Deerfield Beach market areas had the lowest average rents at \$1,833, \$1,972, and \$2,008, respectively, and were among the market areas with the highest average rent increases at 2, 1, and 2 percent, respectively.
- Asking apartment rents increased modestly from the first quarter of 2023 in six of the nine market areas, including increases of approximately 2 percent in the Oakland Park-Lauderhill and Pompano Beach-Deerfield Beach market areas. Asking apartment rents declined less than 1 percent in the Coral Springs, Pembroke Pines-West Miramar, and Plantation-Sunrise market areas.

Multifamily construction activity, as measured by the number of multifamily units permitted, declined 51 percent from a year earlier to 3,125 units during the 12 months ending January 2024. Builders responded to higher vacancy rates by reducing multifamily production to allow the recently completed units to be absorbed. Multifamily construction activity in the metropolitan area was relatively stable from 2015 through 2020, averaging 4,800 units a year. When developers responded to increased apartment demand and tighter market conditions, multifamily construction activity increased to an average of 7,000 units annually during 2021 and 2022.

- An estimated 4,500 units were completed in the metropolitan division from the first quarter of 2023 to the first quarter of 2024. That figure represents a 3-percent increase in the existing inventory during the period, following average gains of 3 percent annually from 2020 to 2022 and 2 percent annually from 2010 to 2019.

- In the past year, apartment construction was scattered throughout most of the market areas, with seven of the nine market areas containing between 8 and 20 percent of the completed units.
- An estimated 9,200 apartment units are under construction in the metropolitan division, mostly in the Central Fort Lauderdale, Hollywood-Dania Beach, and Plantation-Sunrise market areas, with a combined 67 percent of total units under construction (CoStar Group).

### Multifamily permitting activity in the Fort Lauderdale metropolitan division has been in decline following peak permitting during 2021.



12 ME = 12 months ending.

Sources: U.S. Census Bureau, Building Permits Survey; 2015–22—final data and estimates by the analyst; 2023 and past 24 months of data—preliminary data and estimates by the analyst

## Terminology Definitions and Notes

### A. Definitions

Absorption	The net change, positive or negative, in the number of occupied units in a given geographic range.
Apartment Vacancy Rate/Average Monthly Rent	Data are for market-rate and mixed market-rate and affordable general occupancy apartment properties with five or more units, including only those that are stabilized; includes first quarter 2024 apartment data available through March 1, 2024.
Building Permits	Building permits do not necessarily reflect all residential building activity. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.
Existing Home Sales	Include resales, short sales, and real estate owned (REO) sales.
Home Sales/Home Sales Prices	Include single-family home, townhome, and condominium sales.
Net Natural Change	Resident births minus resident deaths.
Resales	Closings that have no ties to either new home closings (builders) or foreclosures. They are homes that were previously constructed and sold to an unaffiliated third party.
Seriously Delinquent Mortgages	Mortgages 90 or more days delinquent or in foreclosure.
Stabilized	A property is stabilized once a 90 percent or above occupancy rate is reached, or at least 18 months pass since the property was changed from under construction to existing on the CoStar Group website.

### B. Notes on Geography

1.	The metropolitan division definition noted in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated April 10, 2018.
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