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Lauderdale-by-the-Sea: The Village by the Ocean

NEIGHBORHOOD GUIDE · BY REED KELLOUGH, DOUGLAS ELLIMAN | EKLUND|GOMES TEAM — 954-242-0441 | @REEDTHER

THE VIBE

Lauderdale-by-the-Sea is what South Florida beach towns used to be — and mostly still is. A one-square-mile village with a walkable downtown, a fishing pier, and a reef you can snorkel from shore. No high-rises on the beach, no spring-break chaos. It feels like the Florida Keys wandered up to Broward County: flip-flops, beach bars, dive boats, and neighbors who know your name.

HOUSING STOCK

Dominated by low-rise oceanfront condos — mostly 1960s–80s buildings, 2–8 stories, right on the sand along El Mar Drive and Ocean Boulevard. Single-family homes are limited and tucked into a few inland streets (Bay Colony, Sea Ranch Lakes borders). New construction is rare because there's almost no vacant land. Many condos have been updated; HOA health and reserves matter enormously here — verify before you buy.

PRICE RANGES (2026)

- **Entry:** Older 1–2 bedroom condos from the $170Ks–$300Ks — one of the cheapest oceanfront entries in Broward.
- **Median:** Around $759K across all property types; oceanfront condo median sale price ran about $555K in early 2026.
- **Luxury ceiling:** Penthouse and larger oceanfront units trade $1.5M–$3M; new-construction townhome-style condos have listed near $2.8M. Single-family homes (rare) push past $2M.

WATERFRONT & BOATING

This is an ocean town, not a boating town. There's no canal network and no private dockage to speak of — but the beach diving is genuinely world-class (the SS Copenhagen wreck is a shore dive). Boaters keep their vessels at nearby marinas in Pompano Beach or Fort Lauderdale, both 10–15 minutes away. If you want a dock in your backyard, look at Pompano or Lighthouse Point instead.

LIFESTYLE

The village center along Commercial Boulevard and El Mar Drive has the essentials: Aruba Beach Cafe (the iconic beachfront spot), 101 Ocean, Village Grille, and a handful of dive shops. Anglin's Fishing Pier is the social hub. The beach itself is the main event — calm, clean, and uncrowded compared to Fort Lauderdale. Friday night music on the pier in season is a local institution.

SCHOOLS

Broward County Public Schools: zoned for McNab Elementary and Pompano Beach Middle/High depending on address. This isn't primarily a family-with-schoolkids market — it's retirees, second-home owners, and remote workers. Nearby private options include St. John the Baptist Catholic School (Fort Lauderdale).

WHO IT'S FOR

The buyer who wants to live at the beach — actually on the sand — without the price tag or the scene of Fort Lauderdale or Miami Beach. Perfect for retirees, snowbirds, remote workers, and dive enthusiasts. If your dream is morning coffee watching the sunrise over the Atlantic, this is your town.

COMMUTE

Fort Lauderdale: ~15–20 minutes. Boca Raton: ~25 minutes. Miami: ~45–55 minutes via I-95 or A1A. FLL airport: ~20–25 minutes. You're close to everything while feeling far from all of it.

Thinking about a move to Lauderdale-by-the-Sea? I know these streets personally — let's talk about what fits your life.

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