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Imperial Point: Fort Lauderdale's Quiet Value

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

THE VIBE

Imperial Point is the neighborhood Fort Lauderdale locals buy in when they want space, water nearby, and a sane price — and then don't tell anyone about it. It's a residential pocket in northeast Fort Lauderdale: mid-century ranch homes, mature trees, canals on the eastern edge, and a genuinely neighborhoody feel. No scene, no pretense — just a well-located, affordable place to live near the water.

HOUSING STOCK

Mostly 1950s–70s ranch and split-level single-family homes, many updated, on decent lots. Condos and townhomes (often 55+ communities) make up a big share of the affordable inventory. Waterfront-adjacent homes on the eastern canals command a premium but still trail Fort Lauderdale's pricier waterfront districts by a wide margin. This is not a teardown-luxury market — it's a live-in-it-and-love-it market.

PRICE RANGES (2026)

- **Entry:** Condos from the $120Ks–$180Ks; townhomes from the $400Ks.
- **Median:** Around $555K across all types; single-family median runs $762K–$849K.
- **Luxury ceiling:** Updated waterfront-adjacent single-family homes top out around $1.2M–$1.5M. This is the ceiling that makes the area — you simply cannot overpay here the way you can two miles east.

WATERFRONT & BOATING

Canal-adjacent, not canal-front, for most homes — the eastern edge touches the Intracoastal system with some direct waterfront properties. Ocean access is via Port Everglades Inlet, about 15 minutes by water depending on the starting point; check bridge schedules on specific routes. Public boat ramps at George English Park serve the area. If a private dock is a must, budget for the waterfront premium or look at Pompano's canal neighborhoods.

LIFESTYLE

Low-key by design. Dining and shopping run along Federal Highway — local staples plus easy access to the Coral Ridge and Oakland Park corridors. Lauderdale-by-the-Sea's beach and village center are about 12 minutes east. George English Park has waterfront green space and a boat ramp. Hugh Taylor Birch State Park is nearby. You're 10 minutes from Fort Lauderdale Beach without paying Fort Lauderdale Beach prices.

SCHOOLS

Broward County Public Schools: Bayview Elementary, Sunrise Middle, and Fort Lauderdale High are the zoned schools. Nearby private options include Westminster Academy and St. John the Baptist Catholic School. The schools are decent and the price-to-school ratio is one of the area's real selling points for young families.

WHO IT'S FOR

The practical buyer: young families, first-time move-up buyers, and downsizers who want Fort Lauderdale access at a rational price. Also strong for investors — the rent-to-price math works here in a way it doesn't in the luxury districts. If you want the lifestyle without the luxury tax, start here.

COMMUTE

Downtown Fort Lauderdale: ~10–15 minutes. Fort Lauderdale Beach: ~10 minutes. Boca Raton: ~25–30 minutes. Miami: ~40–50 minutes via I-95. FLL airport: ~15–20 minutes. The location is genuinely central — that's the whole pitch.

Thinking about a move to Imperial Point? I know these streets personally — let's talk about what fits your life.

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