

Deerfield Beach (East of US1): Beach Town With a Luxury Corridor

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

THE VIBE

Deerfield Beach east of US1 is two things at once: a laid-back beach town with a Blue Flag-certified beach and a working fishing pier — and, along Hillsboro Mile, one of the most expensive stretches of residential real estate in Florida. The Cove neighborhood (my listing at 1555 SE 14th Court is here) is where new luxury construction is setting city price records. It feels authentic, not manufactured: locals, fishermen, surfers, and billionaires sharing the same two-mile beach.

HOUSING STOCK

East of US1 you'll find 1960s–80s beach cottages and ranch homes (prime renovation/teardown candidates), mid-rise oceanfront condos from the 70s and 80s, and — increasingly — new modern construction on oversized lots. The Cove and Hillsboro Mile hold the trophy properties: Intracoastal-to-ocean estates on 1/3+ acre lots. West of the Intracoastal, the housing is more modest and affordable.

PRICE RANGES (2026)

- ▶ **Entry:** Older oceanfront condos from the low \$200Ks; small cottages east of US1 from the \$400Ks.
- ▶ **Median:** East-side single-family runs roughly \$600K–\$800K; the broader city median is lower because it blends in west-side inventory.
- ▶ **Luxury ceiling:** Hillsboro Mile is in another universe — active listings include a \$69.5M new-construction estate and a \$45M Intracoastal mansion. My \$10.75M listing in The Cove would be the most expensive home ever sold in Deerfield Beach by about \$2M. Waterfront new construction here trades \$1,000–\$1,500+/sq ft.

WATERFRONT & BOATING

Excellent. The Hillsboro Inlet gives direct ocean access, and many Intracoastal-front homes have no fixed bridges to open water. The city marina and public boat ramps serve smaller vessels; private dockage is standard on waterfront homes. Always verify seawall condition — salt air and surge exposure are real on the barrier island.

LIFESTYLE

The beach is the headline: Blue Flag-certified, with the International Fishing Pier at its center. The Cove has the best waterfront dining cluster — JB's on the Beach, Ocean's 234, and casual spots along SE 20th Street. Sullivan Park offers Intracoastal views and a great boat-watching perch. Quiet Waters Park (just west) has mountain biking, a water park, and trails. This is a beach town that still feels like one.

SCHOOLS

Broward County Public Schools: Deerfield Beach Elementary, Deerfield Beach Middle, and Deerfield Beach High or Monarch High depending on zoning. Private options nearby include Highlands Christian Academy and St. Ambrose Catholic School. The schools are solid but not the primary draw — buyers come for the beach and the value.

WHO IT'S FOR

Two buyers, really: the luxury buyer who wants waterfront new construction at half the price of Boca or Fort Lauderdale — and the value buyer who wants a genuine beach town with an affordable condo entry point. Both get the same beach.

COMMUTE

Fort Lauderdale: ~20–25 minutes via I-95 or Federal Highway. Boca Raton: ~10–15 minutes. Miami: ~45–55 minutes. FLL airport: ~25 minutes. You're on the north edge of Broward, which makes Palm Beach County just as easy as Broward.

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

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