

Pompano Beach (East of 441): The Value Waterfront Play

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

THE VIBE

Pompano Beach east of 441 is South Florida's best waterfront value — and it's not close. The city spent the last decade rebuilding its beachfront (new pier, new parking garage, oceanfront dining), and the eastern neighborhoods are where the smart money goes for canal-front homes at prices that would be double in Fort Lauderdale. It feels energetic and unpretentious: working marinas, beach bars, and serious boats, without the pretense.

HOUSING STOCK

The eastern neighborhoods — Harbor Village, Santa Barbara Shores, Cypress Harbor, Garden Isles, Snug Harbor — are 1960s–70s canal-front ranch homes, many renovated, on lots with docks and pools. Mediterranean-style homes with tile roofs are common in Harbor Village. New construction is appearing on teardown lots. Condos line the beach along North Ocean Boulevard. Typical single-family lots run 8,000–10,000 sq ft.

PRICE RANGES (2026)

- ▶ **Entry:** Condos from under \$200K; non-waterfront single-family from the \$400Ks–\$500Ks.
- ▶ **Median:** Harbor Village median single-family sale price is around \$1.28M; Santa Barbara Shores around \$1.35M. Broader east Pompano single-family medians run \$600K–\$900K.
- ▶ **Luxury ceiling:** Intracoastal-front estates in Harbor Village have listed to \$12.5M; new construction in Santa Barbara Shores starts around \$3.65M. A 91-foot-yacht estate on the Intracoastal listed near \$10M in 2026.

WATERFRONT & BOATING

Outstanding for the price. Many eastern canal neighborhoods offer **no-fixed-bridge ocean access** via the Hillsboro Inlet or the Boca Inlet — that's the same boating privilege Lighthouse Point charges double for. Dockage and boat lifts are standard on waterfront homes. Verify canal depth and bridge clearances for larger vessels; some interior canals are better suited to boats under 40 feet.

LIFESTYLE

The rebuilt beachfront is the anchor: the Fisher Family Pier, Lucky Fish Beach Bar, Beach House Pompano, and Oceanic right on the sand. Atlantic Boulevard has the local dining strip — The Foundry, Checkers Old Munchen, The Rabbit Hole. Pompano Beach Community Park has athletics, a pool, and an amphitheater. The Hillsboro Inlet and lighthouse are five minutes north. Golf at Pompano Beach's municipal courses is some of the best value golf in the county.

SCHOOLS

Broward County Public Schools: Pompano Beach Elementary, Pompano Beach Middle, and Pompano Beach High or Blanche Ely High. Private options include Highlands Christian Academy and St. Coleman Catholic School. Families moving for value tend to weigh the schools against the price advantage — and the math usually works.

WHO IT'S FOR

The buyer who wants real waterfront — dock, boat, ocean access — without paying Fort Lauderdale or Lighthouse Point prices. Ideal for boaters on a budget, Northeastern relocators who've done the math, and investors who see where the redevelopment is heading.

COMMUTE

Fort Lauderdale: ~20–25 minutes. Boca Raton: ~15 minutes. Miami: ~45–55 minutes via I-95. FLL airport: ~25–30 minutes. The Cypress Creek Tri-Rail station is nearby for car-free commuting.

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

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