

Lighthouse Point: The Boater's Town

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

THE VIBE

I live here, so I'll be straight with you: Lighthouse Point is the best-kept secret in Broward County for people who actually use their boats. It's a quiet, residential, 2.5-square-mile city built around more than 20 miles of deep-water canals. No downtown scene, no high-rises, no noise — just tree-lined streets, well-kept homes, and neighbors who wave. It feels like a small town that happens to have million-dollar waterfront.

HOUSING STOCK

Mostly single-family homes from the 1960s–80s on generous lots, many extensively renovated or torn down and rebuilt in the last decade. The Venetian Isles section holds the premier deep-water canal homes. Condos are limited — a handful of smaller buildings — which keeps the city feeling residential. This is a teardown-and-rebuild market: older, larger waterfront lots are exactly what buyers are hunting for.

PRICE RANGES (2026)

- ▶ **Entry:** Condos and non-waterfront homes from the \$400Ks–\$700Ks.
- ▶ **Median:** Around \$930K across all property types (Redfin, early 2026); single-family median ran about \$1.25M in September 2026.
- ▶ **Luxury ceiling:** Deep-water Venetian Isles homes trade \$1.5M–\$4M routinely, with premier canal-front estates pushing past \$5M. Waterfront single-family median sits near \$2.2M.

WATERFRONT & BOATING

This is the whole point of Lighthouse Point. Most canal homes have **no fixed bridges** between their dock and the Hillsboro Inlet — you can take a 60-foot yacht straight to open ocean. That single fact is why waterfront here commands a premium over every neighboring city. Check seawall condition and dock/lift permits on any purchase; a failing seawall is a six-figure fix. The Lighthouse Point Yacht Club anchors the social life for boaters.

LIFESTYLE

Quiet by design. There's no commercial strip to speak of — dining and shopping happen in neighboring Pompano Beach and Deerfield Beach (both five minutes away). Parks: Frank McDonough Park and Dan Witt Park. The beach? There's no ocean beach inside city limits, but Hillsboro Beach and Pompano Beach are minutes away. What you get instead: block parties, fishing tournaments, and a community that revolves around the water.

SCHOOLS

Broward County Public Schools — zoned for Deerfield Beach-area elementaries and Deerfield Beach High. Many families also choose nearby privates including St. Coleman Catholic School (Pompano) and Highlands Christian Academy. The family-friendly, low-crime profile is a major draw for relocating parents.

WHO IT'S FOR

The serious boater who wants deep water, no bridges, and a quiet home base — and is willing to drive five minutes for dinner. Also ideal for families and retirees who want safety, space, and a tight community without the bustle of a bigger city.

COMMUTE

Fort Lauderdale: ~20–25 minutes. Boca Raton: ~15 minutes. Miami: ~50–60 minutes via I-95. FLL airport: ~25 minutes. You're centrally located for everything in north Broward and south Palm Beach without living in the middle of it.

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

Reed Kellough · Douglas Elliman | Eklund|Gomes Team · 954-242-0441 · @reedtherealtor