

The ULTIMATE Guide To

FORT LAUDERDALE'S MOST POPULAR SUBURBS



Guide Includes

- ✓ Summary & Benefits
- ✓ Market Summary & Prices
- ✓ Choosing the Right Neighborhood
- ✓ Upcoming Neighborhoods
- ✓ What to do Nearby
- ✓ Best Known For



Considering FT LAUDERDALE, FLORIDA?



Does it make sense for you?

Being born and raised in Fort Lauderdale. I didn't just arrive here for opportunity – I grew up watching it happen. I've seen Fort Lauderdale evolve from a quieter coastal city into a true urban hub, and I've witnessed firsthand how the surrounding suburbs expanded, matured, and emerged as some of the most desirable places to live in South Florida.

Fort Lauderdale and the surrounding suburbs have changed a lot just over the last 6 years, which is why I created this guide. **To help give you the most up to date information on the communities!**

From the early growth of Coral Springs, to the intentional planning of Parkland and Weston, to the reinvention of cities like Pompano Beach and Boca Raton, my perspective is shaped by lived experience – not just market reports.

I live here. I work here. I understand how pricing shifts, inventory cycles, neighborhood reputations, school zoning, development patterns, and buyer psychology have changed over time.



FORT LAUDERDALE

South Florida's Most Balanced City & Suburbs

Fort Lauderdale has quietly become one of the most compelling places to live in South Florida – not because it's flashy, but because it balances lifestyle, opportunity, and livability better than most cities in the region.

People choose Fort Lauderdale because it offers:

- A true coastal lifestyle without Miami-level congestion
- Walkable districts paired with suburban-style neighborhoods
- Career access across Broward, Palm Beach, and Miami-Dade
- Dining, culture, and waterfront living that feels integrated, not overwhelming



Professionals & Businesses

Unlike resort-heavy beach cities, Fort Lauderdale functions as a real city. You can live here full-time without feeling like you're on vacation or fighting tourists every day.



Why It Works Long-Term

- Strong infrastructure investment
- Continued redevelopment of downtown and waterfront areas
- Expanding residential options across price points
- A growing population of professionals and long-term residents

Fort Lauderdale appeals to people who want energy and access – but still value livability, space, and balance

BEST KNOWN FOR

Fort Lauderdale is best known for waterfront living, boating culture, walkable districts like Las Olas, and a growing urban residential scene.



Population (approx.): 185,000

Median Home Prices

- Single-Family Homes: ~ \$720,000
- Townhomes / Condos: ~ \$480,000

Pros

- Waterfront access and boating lifestyle
- Walkable urban districts
- Expanding dining, arts, and culture scene

Fort Lauderdale-Hollywood International Airport (FLL)

Fort Lauderdale-Hollywood International Airport is a major public airport located in Broward County, roughly 3 miles southwest of downtown Fort Lauderdale and 21 miles north of Miami.



Notable Neighborhoods & Areas

Victoria Park

Victoria Park features tree-lined streets and a residential feel just minutes from downtown. The neighborhood blends charm with proximity, making it popular among professionals who want quiet living near urban amenities.



Las Olas Isles

Las Olas Isles is synonymous with waterfront living, offering deep-water canals and direct ocean access. Homes here attract boating enthusiasts and buyers seeking a true South Florida lifestyle.



Flagler Village

Flagler Village is an arts-focused, urban district with newer developments, galleries, and restaurants. It appeals to residents who value walkability, modern living, and a creative atmosphere.



Rio Vista

Rio Vista is an established luxury neighborhood known for its larger homes and proximity to downtown and waterways. It remains one of Fort Lauderdale's most sought-after residential areas.



New Communities to Explore

Fort Lauderdale continues to see urban infill and vertical development, including mid-rise and high-rise residential projects.

Builders such as Lennar and DR Horton, along with boutique developers, are delivering modern condos and townhomes that cater to buyers seeking newer construction within an urban setting.



NEW GONSTRUCTION



BOCA RATON

Refined, Walkable, and Lifestyle-Driven

Boca Raton is one of South Florida's most versatile cities, offering multiple lifestyles within a single market. From oceanfront and intracoastal living in East Boca to master-planned communities and country-club neighborhoods in West Boca, the city provides options that appeal to a wide range of buyers and life stages.



Boat Life & Golf

Best Known For

Boca Raton is best known for blending upscale coastal living with structured suburban options. The city's ability to offer both boat-friendly, walkable neighborhoods and expansive, master-planned communities is what sets it apart from surrounding markets.

Population (approx.): 100,000

Median Home Prices

- Single-Family Homes: ~ \$900,000
- Townhomes / Condos: ~ \$650,000



EAST VS WEST

East Boca

East Boca is defined by proximity to the beach, downtown, restaurants, and cultural venues. Neighborhoods east of I-95 offer walkability, boating access, and a more urban coastal feel. Many buyers are drawn to waterfront and intracoastal properties, where boating is a daily lifestyle rather than a weekend activity. East Boca appeals to professionals, empty nesters, and lifestyle-driven buyers who prioritize access and energy.

West Boca

West Boca offers a contrasting experience centered on space, privacy, and planned living. Communities here are known for larger homes, gated entrances, country clubs, and family-oriented layouts. Buyers choosing West Boca often prioritize schools, square footage, and long-term stability over proximity to the ocean. The pace is quieter and more residential, making it popular with families and move-up buyers.

Mizner Park & Downtown

Boca Raton

Mizner Park and the surrounding downtown core serve as Boca Raton's cultural and lifestyle heart. This area blends upscale shopping, dining, and entertainment with residential living, creating a walkable environment that feels polished yet active. Residents enjoy proximity to cultural venues, seasonal events, and some of Boca's most recognized restaurants, making it especially appealing to professionals and empty nesters who value convenience and vibrancy.

Living near Mizner Park offers a more urban experience compared to much of Boca, with condos and townhomes designed for low-maintenance living. The area attracts buyers who want to be at the center of activity without sacrificing Boca's clean, refined atmosphere.

Notable Neighborhoods & Areas



East Boca

East Boca encompasses a range of neighborhoods near the beach and Intracoastal Waterway. Residents enjoy coastal access, dining, cultural venues, and boating opportunities. Homes here range from condos to waterfront estates, creating a dynamic, lifestyle-driven environment.



Boca Square

Boca Square is a centrally located residential neighborhood known for consistent demand and long-term ownership. Its traditional housing stock and proximity to schools and shopping make it appealing to families and professionals alike.

Broken Sound

Broken Sound is a gated country-club community offering golf, tennis, dining, and resort-style amenities. Residents value the social atmosphere, security, and structured lifestyle that come with club living..



West Boca Communities

West Boca is home to numerous gated and master-planned neighborhoods that emphasize space, privacy, and family living. These areas offer larger lots, newer construction, and strong school alignment, appealing to buyers focused on long-term residency.



new construction to consider...

NEW COMMUNITIES TO EXPLORE

Boca Raton continues to see demand for newer, luxury-oriented communities that blend modern design with Boca's established lifestyle.

One of the most notable examples is Lotus Edge, a recent and highly anticipated extension of the Lotus brand, offering contemporary single-family homes with resort-style amenities, gated privacy, and modern layouts designed for today's buyers.



Similar communities in West Boca and surrounding areas have been developed by national builders such as GL Homes, Lennar, and Pulte Homes, often featuring open floor plans, energy-efficient construction, and amenity-rich clubhouses. These communities cater to move-up buyers and families looking for modern homes within a structured, master-planned environment.





CORAL SPRINGS

The Family-First Suburban Anchor

Coral Springs was intentionally designed as a suburban city built around families, schools, and long-term livability. The layout prioritizes residential neighborhoods, parks, and community infrastructure rather than tourism or nightlife. Life here feels organized, stable, and community-driven.

Population (approx.): 135,000

Median Home Prices

- Single-Family Homes: ~ \$625,000
- Townhomes / Condos: ~ \$420,000



Youth Recreation

Best Known For

Coral Springs is best known for its strong public schools, extensive youth sports programs, and emphasis on community involvement. The city invests heavily in parks, recreation centers, and civic events, creating an environment where families tend to stay long-term. It appeals to buyers who value predictability, space, and a well-structured suburban lifestyle.



Notable Neighborhoods & Areas

Turtle Run

Turtle Run is one of Coral Springs' most established residential areas, characterized by larger single-family homes, quiet streets, and mature landscaping. The neighborhood is closely associated with top-rated schools, making it especially popular with families planning to stay for many years. Its layout and low turnover contribute to a strong sense of neighborhood pride.



Wyndham Lakes

Wyndham Lakes offers a more master-planned feel, with walking paths, lakes, and neighborhood parks integrated throughout the community. Homes here tend to attract move-up buyers seeking space and modern layouts while remaining close to schools and daily conveniences. The area feels cohesive and intentionally designed.



Heron Bay

Heron Bay is a gated, amenity-rich community shared with Parkland, offering a resort-style lifestyle with clubhouses, pools, and fitness facilities. The neighborhood appeals to buyers who want newer construction and a strong sense of community without sacrificing suburban calm. It is one of the most recognizable addresses in the area.

Ramblewood

Ramblewood is centrally located and known for offering a mix of housing styles and price points. Residents benefit from convenient access to shopping, commuter routes, and local amenities. It remains a popular choice for buyers seeking value and accessibility within Coral Springs.



Eagle Trace

Eagle Trace is a well-established golf-course community known for its mature landscaping, wide streets, and peaceful residential atmosphere. Homes here are primarily single-family, many with golf course or water views, attracting buyers who value space, privacy, and a more traditional neighborhood feel. The community's central location provides easy access to major roads, shopping, and schools while maintaining a quiet, tucked-away character.

New Communities to Explore

Recent development in Coral Springs has focused on small-scale townhome and infill projects rather than large master-planned subdivisions.

Buyers will find newer townhome communities and boutique developments built within the last few years, often by regional builders, offering modern layouts in an otherwise mature city.

These projects appeal to buyers seeking newer construction without leaving established neighborhoods.



POMPANO BEACH

The Quiet Come-Up City

Pompano Beach is no longer simply a pass-through coastal city – it is in the middle of one of Broward County's most intentional redevelopment cycles. Over the past several years, the city has invested heavily in reshaping its beachfront, downtown core, and infrastructure to support long-term residents rather than seasonal tourism alone.



Coastal Investment

Population (approx.): 115,000

Median Home Prices

- Single-Family Homes: ~ \$560,000
- Townhomes / Condos: ~ \$430,000

The most visible transformation has occurred along the beachfront and pier area, where redevelopment has introduced new public spaces, improved walkability, modernized amenities, and a more cohesive coastal identity.

Beyond the beach, downtown Pompano has become a focal point for mixed-use development. Transit-oriented projects, residential mid-rises, and modern townhome communities are bringing new energy to areas that were previously overlooked.

These developments are designed to attract full-time residents – professionals, first-time buyers, and value-driven purchasers – who want proximity to the coast without Fort Lauderdale or Boca price points.



For buyers, Pompano Beach represents opportunity through timing rather than speculation. It appeals to those who understand that redevelopment is not about overnight transformation, but about steady progress, improved amenities, and growing demand.

The city continues to transition from “overlooked” to “intentional,” offering upside for buyers who value location, access, and long-term momentum.

Notable Neighborhoods & Areas



Harbor Village

Harbor Village is a waterfront community offering boating access and visible redevelopment activity. The neighborhood attracts buyers interested in coastal living with upside potential, particularly those seeking intracoastal access without luxury-market pricing.



Santa Barbara Shores

Santa Barbara Shores is a coastal-adjacent neighborhood benefiting from nearby beachfront improvements. Demand has increased as buyers look for established residential areas close to the ocean with improving surroundings.

Cypress Bend

Cypress Bend is a condo-focused area known for accessibility, central location, and relative affordability. It remains popular with buyers seeking convenience and value while staying connected to major roadways and employment centers.



Lighthouse Point

Lighthouse Point is an adjacent, waterfront-oriented community often associated with the broader Pompano Beach lifestyle. Known for its extensive canal system, yacht clubs, and strong boating culture, the area attracts buyers seeking direct water access, privacy, and a residential feel that is more insulated than larger coastal cities.



best known for and

THE REDEVELOPMENT

Pompano Beach is best known for its ongoing redevelopment, revitalized beachfront, and growing appeal as a value-driven coastal alternative. The city attracts buyers who want proximity to the ocean, improving amenities, and long-term potential without paying premium pricing.



Infrastructure improvements, roadway enhancements, and zoning changes have supported this evolution, making Pompano more connected and easier to navigate. The city's redevelopment strategy has been gradual and measured, which has helped maintain affordability while steadily improving quality of life





PARKLAND

Polished, Private, and Purposeful

Parkland is defined by controlled growth, newer homes, and an emphasis on privacy and neighborhood cohesion. Development has been deliberate, resulting in a polished, residential environment with limited commercial sprawl.



Quiet Luxury

Parkland is best known for gated, upscale communities, newer luxury homes, and a quiet suburban atmosphere. Buyers are drawn to the city for its privacy, school reputation, and long-term ownership mindset rather than short-term trends.

Population (approx.): 36,000

Median Home Prices

- Single-Family Homes: ~ \$950,000
- Townhomes / Condos: ~ \$620,000

Notable Neighborhoods & Areas



Parkland Golf & Country Club

This community centers around a championship golf course and full-service clubhouse, offering estate-style homes and a luxury lifestyle. Residents value the exclusivity, amenities, and social atmosphere that comes with country-club living.



Watercrest

Watercrest is a modern, family-oriented community featuring lakes, walking trails, and shared recreational spaces. Homes are newer and designed with contemporary layouts, making the area popular with move-up buyers and growing families.

MiraLago

MiraLago is one of Parkland's largest master-planned developments, known for its grand entrances, amenity centers, and newer construction. The neighborhood attracts buyers seeking space, community programming, and strong alignment with Parkland schools..



Heron Bay

Heron Bay offers a resort-style gated environment with extensive amenities and a strong community feel. Its size and variety of home styles make it appealing to a wide range of buyers who prioritize lifestyle and security.



just a few things to remember

NEW COMMUNITIES TO EXPLORE

Most of Parkland's large-scale developments were completed within the past few years by builders such as Pulte Homes and Lennar. Remaining opportunities are limited and primarily consist of final build-outs or resale within newer communities. With that being said, builders are not done and are finalizing their mark in the area. This scarcity reinforces Parkland's exclusivity and long-term value appeal.





WESTON

Structured, Global, and Highly Livable

Weston was built with structure and long-term planning at its core. Streets, neighborhoods, and public spaces feel intentional and well-maintained, contributing to a calm, orderly lifestyle.



Private Estates

Population (approx.): 70,000

Median Home Prices

- Single-Family Homes: ~ \$880,000
- Townhomes / Condos: ~ \$520,000

Best Known For

Weston is best known for corporate relocations, international families, top-tier schools, and strong municipal standards. The city attracts buyers who value consistency, safety, and long-term stability.

Notable Neighborhoods & Areas



Weston Hills

Weston Hills is one of the city's most prestigious gated communities, featuring golf courses and luxury estate homes. Residents enjoy privacy, manicured landscapes, and a high level of exclusivity.



Savanna

Savanna is a large, family-friendly neighborhood with community pools, playgrounds, and frequent events. It appeals to households seeking an active community environment with strong schools and amenities.

Isles at Weston

The Isles at Weston provide centrally located residential options with easy access to shopping, schools, and commuter routes. Homes here offer long-term value and convenience.



Windmill Ranch

Windmill Ranch offers estate-style living with larger lots and custom homes. The neighborhood is known for its upscale feel and appeal to buyers seeking privacy and space.



New Communities to Explore

New Communities to Explore

Weston has very limited new construction due to mature land use and strict planning standards. Recent opportunities consist primarily of townhome developments, custom rebuilds, and small luxury infill projects, appealing to buyers who want Weston's lifestyle with newer finishes.

The Ranches of Weston

Often referred to simply as The Ranches, this area represents the most private and estate-oriented side of Weston living.

Properties here sit on oversized lots, many spanning multiple acres, offering a level of space and seclusion that is rare in South Florida. Homes are typically custom-built, with private gates, long driveways, and a strong emphasis on privacy rather than uniformity.

The Ranches attract buyers who want Weston's school system, city services, and planning standards – but with a more rural, estate-style feel. This area appeals to high-net-worth buyers, equestrian enthusiasts, and those seeking privacy without leaving the Weston lifestyle.



WHY CALL SOUTH FLORIDA HOME?



The Process of RELOCATING



1

Connect with a Relocation Specialist Realtor

Your first step is scheduling a 30-minute relocation call to discuss what you're looking for, what matters most to your lifestyle, and how different cities and neighborhoods compare. This conversation sets the foundation for a smarter, more efficient search.

2

Partner with a Local Mortgage Expert

I'll connect you with trusted local lenders who regularly work with out-of-state buyers, understand Florida-specific considerations, including insurance, taxes, and lending nuances, and can clearly explain financing options and expectations upfront.

3

Begin Your Personalized Home Search

Based on your goals, you'll receive a customized home search tailored to your budget, lifestyle preferences, and target areas. Focused on quality options that align with how you want to live – whether that's coastal, suburban, urban, or somewhere in between.

4

Plan a Relocation Visit

Once we've narrowed the focus, we'll plan an in-person visit. Most buyers benefit from setting aside three to four days to tour homes, explore neighborhoods, and experience the day-to-day feel of different areas.

5

Focus Your Choices & Make an Offer

Once we've narrowed the focus, we'll plan an in-person visit. Most buyers benefit from setting aside three to four days to tour homes, explore neighborhoods, and experience the day-to-day feel of different areas.

6

Finalize Your Home Purchase

From contract to keys, the goal is clarity and confidence so you can focus on preparing for your move and settling into South Florida. We'll guide you through inspections, negotiations, and timelines to ensure a smooth path to closing.

Here to Help!



The reality is...

Whether you are moving from across the country or just looking for a new view within our beautiful city, relocating to or within South Florida isn't just about finding a house – it's about aligning lifestyle, timing, and strategy in a competitive, nuanced market. A clear process helps remove uncertainty, allowing you to move with confidence.

That lived perspective shapes how I guide buyers today – not just by what's available, but by how neighborhoods function, whom they serve best, and where momentum is actually heading.

If you're considering buying now, waiting to buy later, or simply understanding your options, I'm always happy to be a resource.

Stanley Eugene

 (754)-239-3945

 stanley.eugene@exprealty.com

 @stan.eug

 [YouTube](#)



Click [HERE](#) to start your journey to Fort Lauderdale