



WATERFRONT BUYER & SELLER INTELLIGENCE

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The *Bridge* Premium

How fixed bridges affect price per square foot in South Florida's waterfront market — and what it means for buyers and sellers of Deerfield Beach, Lighthouse Point, and Pompano Beach homes.

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THE HEADLINE

No fixed bridges commands a *meaningful premium*.

In South Florida's waterfront market, whether a property has unobstructed ocean access — or must pass under one or more fixed bridges to reach open water — is one of the strongest single factors driving price per square foot. Based on our analysis of current Lighthouse Point and Deerfield Beach waterfront inventory and recent sales, we estimate the no-fixed-bridge premium at roughly 20–40% per square foot compared to similar properties with one or more fixed bridges between the dock and the ocean.

THE ESTIMATED PREMIUM

+20% to 40%

Price per square foot advantage for no-fixed-bridge waterfront homes versus comparable homes on fixed-bridge canals.

A REAL LIGHTHOUSE POINT EXAMPLE

A recent Venetian Isles deepwater estate on Della Torre Canal — 2,773 square feet, 90 feet of no-fixed-bridge waterfrontage — valued at approximately \$2.5 million. That works out to roughly \$904 per square foot. By comparison, active Lighthouse Point inventory overall averages approximately \$435 per square foot, while single-family sold comps average around \$799 per square foot. The premium for verified no-fixed-bridge properties with deepwater dockage is clearly visible in the data.

WHY THE RANGE MATTERS

The 20–40% range reflects meaningful variance in other variables — lot size, home condition, water width, and proximity to the inlet all affect the exact premium. A well-maintained no-fixed-bridge canal home minutes from the Hillsboro Inlet commands the top of this range. A tired property on an obstructed no-fixed-bridge route commands less.

THE COMPARISON

Two homes. One key *difference*.

To illustrate the premium, consider two hypothetical but representative Lighthouse Point waterfront homes — identical in size, bedroom count, and finish level, but on different canal systems.

FIXED BRIDGE

\$650–\$750 / SF

What limits it: one or more fixed bridges between the dock and the Atlantic. Vessels with significant air draft (sailboats, tall-bridge center consoles, flybridges) cannot pass without lowering. Buyer pool excludes most serious offshore boaters.

NO FIXED BRIDGE

\$850–\$1,050 / SF

What drives the premium: unobstructed direct access to the Hillsboro Inlet and open ocean. Accommodates yachts, sailboats, and larger vessels without compromise. Expands buyer pool dramatically — especially for out-of-market luxury buyers.

Per-home dollar impact

On a 3,000-square-foot home, the premium translates into a meaningful difference at closing:

SCENARIO	PRICE / SF	3,000 SF HOME VALUE
Fixed bridge — lower end	\$650	\$1,950,000
Fixed bridge — upper end	\$750	\$2,250,000
No fixed bridge — lower end	\$850	\$2,550,000
No fixed bridge — upper end	\$1,050	\$3,150,000

The gap at the midpoint — roughly \$600,000 on a 3,000-square-foot home — is why buyers and sellers cannot afford to treat waterfront as a uniform category.

IMPORTANT CAVEAT

These ranges are directional estimates based on current Lighthouse Point market data, not a formal appraisal. Any specific property requires individual analysis.

IMPLICATIONS

What this means *for you.*

If you're selling a no-fixed-bridge home

Make sure the listing, photography, drone video, and marketing materials explicitly call out no-fixed-bridge access. Many listings bury this detail or omit it — costing sellers meaningful pricing power.

If you're selling a fixed-bridge home

Pricing precision matters more. Comps must be drawn from the same access category — a fixed-bridge home priced against no-fixed-bridge comps will sit on the market.

If you're buying

Match the home to your actual boating plans. A fixed-bridge canal may deliver excellent value if you own a smaller vessel. If you own a sailboat, yacht, or plan to upgrade, no-fixed-bridge is worth the premium. Verify bridge clearances, water depth at mean low tide, and time to the inlet before making an offer.

THE VERIFICATION STEP MOST AGENTS SKIP

Before any offer on a "no fixed bridge" property, verify the entire route from dock to open water. Some listings describe a property as no-fixed-bridge when only portions of the route qualify.

WHAT DRIVES THE PREMIUM HIGHER

- **Deepwater dockage** — water depth at mean low tide for larger vessels.
- **Wide canal frontage** — ease of maneuvering and turning.
- **Minutes to the inlet** — within 5–10 minutes commands the top of the range.

METHODOLOGY & SOURCES • Analysis based on Lighthouse Point Q1 2026 market data (Redfin, Homes.com, BeachesMLS) and active waterfront inventory. Ranges are directional estimates — individual properties require formal valuation.

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