

# Unit 2602 - Water Garden

2602 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11478587  
 Status: Active  
 Size: 1,178 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$869,000  
 List PPSF: \$738  
 Valuated Price: \$730,000  
 Valuated PPSF: \$620

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 315  
 Number of active listings for rent: 8  
 Number of active listings for sale: 13  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

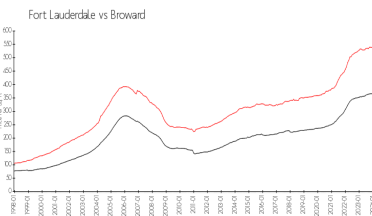
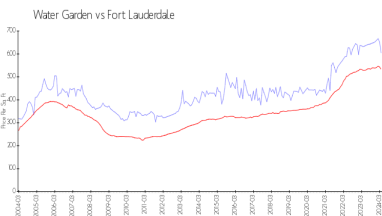
## Building Association Information

Water Garden Condo Association  
 954-525-5535

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1107	820 sq ft	Apr 2024	\$459,000	\$560
601	1,615 sq ft	Apr 2024	\$855,000	\$529
2203	1,204 sq ft	Mar 2024	\$920,000	\$764
507	820 sq ft	Mar 2024	\$33,000	\$40
210	1,204 sq ft	Jan 2024	\$635,000	\$527
2902	1,178 sq ft	Jan 2024	\$900,000	\$764
702	1,178 sq ft	Jan 2024	\$729,000	\$619

## Market Information

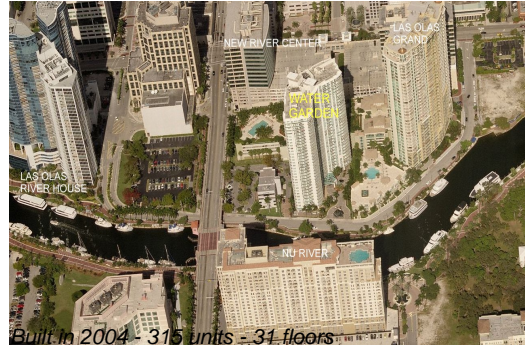


Water Garden: \$604/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Water Garden 4%  
 Fort Lauderdale 4%  
 Broward 4%



## **Avg. Time to Close Over Last 12 Months**

Water Garden	76 days
Fort Lauderdale	76 days
Broward	67 days