

Unit 2350 NW 33rd St # 804 - Sailboat Pointe

2350 NW 33rd St # 804 - 2300-2667 NW 33 St, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	A11534880
Status:	Active
Size:	834 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$220,000
List PPSF:	\$264
Valuated Price:	\$166,000
Valuated PPSF:	\$199

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:	376
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

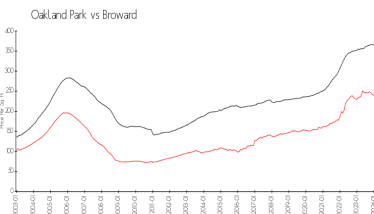
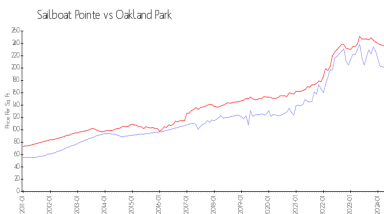
Building Association Information

Sailboat Pointe
 Condominium Association Inc
 2325 NW 33rd St,
 Oakland Park, FL 33309
 (954) 677-9489

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
705	1,256 sq ft	May 2024	\$278,000	\$221
1504	1,256 sq ft	Mar 2024	\$200,000	\$159
1412	1,241 sq ft	Mar 2024	\$285,000	\$230
1508	1,256 sq ft	Feb 2024	\$280,000	\$223
1107	1,241 sq ft	Feb 2024	\$251,500	\$203

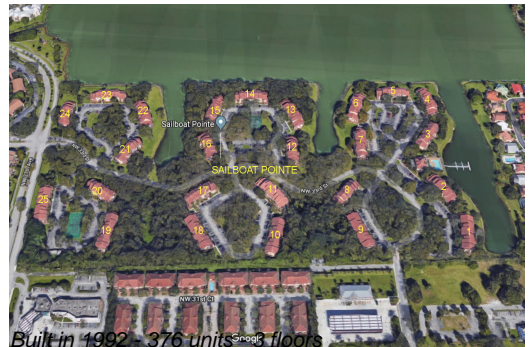
Market Information



Sailboat Pointe:	\$201/sq. ft.	Oakland Park:	\$236/sq. ft.
Oakland Park:	\$236/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Sailboat Pointe	5%
Oakland Park	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Sailboat Pointe	52 days
Oakland Park	47 days
Broward	67 days