

Unit PH P - Plaza East

PH P - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10385417
Status:	Active
Size:	3,480 Sq ft.
Bedrooms:	5
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	Ocean View, Direct Ocean, Water View
List Price:	\$3,875,000
List PPSF:	\$1,114
Valuated Price:	\$1,485,000
Valuated PPSF:	\$890



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:	266
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

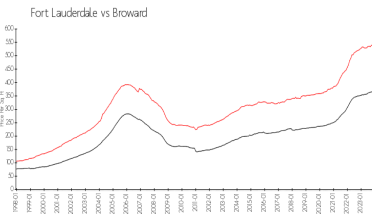
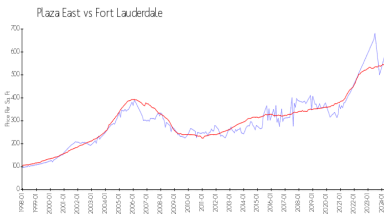
Building Association Information

Plaza East Condominium Association
(954) 563-5616 & (954) 567-0185

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10K	1,450 sq ft	Nov 2023	\$745,000	\$514
16K	1,450 sq ft	Jul 2023	\$650,000	\$448
11B	1,450 sq ft	Jun 2023	\$950,000	\$655
20D	1,450 sq ft	May 2023	\$950,000	\$655

Market Information



Plaza East:	\$592/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Plaza East	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Plaza East	49 days
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Fort Lauderdale
Broward

76 days
67 days