

# Unit 1407 - Essex Tower

1407 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10415085
Status:	Active
Size:	841 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Intracoastal View,Ocean View,Water View
List Price:	\$399,900
List PPSF:	\$476
Valuated Price:	\$314,000
Valuated PPSF:	\$373



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:	170
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

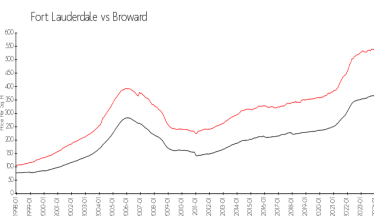
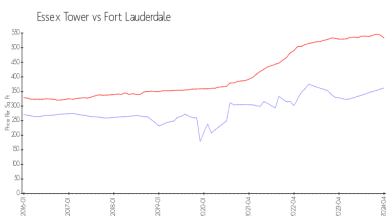
## Building Association Information

Essex Tower Condominium Association  
 340 Sunset Dr Apt 610  
 Fort Lauderdale, FL 33301  
 Phone number (954) 467-3311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1503	1,218 sq ft	Apr 2024	\$456,000	\$374
710	1,610 sq ft	Apr 2024	\$550,000	\$342
1805	1,218 sq ft	Apr 2024	\$485,000	\$398
407	841 sq ft	Aug 2023	\$220,000	\$262
408	1,218 sq ft	Jul 2023	\$365,000	\$300

## Market Information



Essex Tower: \$362/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Essex Tower	5%
Fort Lauderdale	4%
Broward	4%

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

Essex Tower	84 days
Fort Lauderdale	76 days
Broward	67 days