

Unit 711 - Essex Tower

711 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10416928
 Status: Active
 Size: 1,534 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking
 View: Intracoastal View,Ocean View
 List Price: \$599,000
 List PPSF: \$390
 Valuated Price: \$534,000
 Valuated PPSF: \$348

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

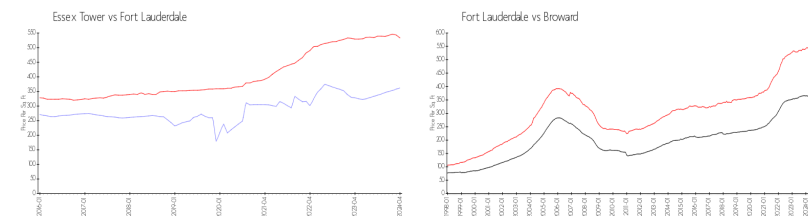
Building Association Information

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

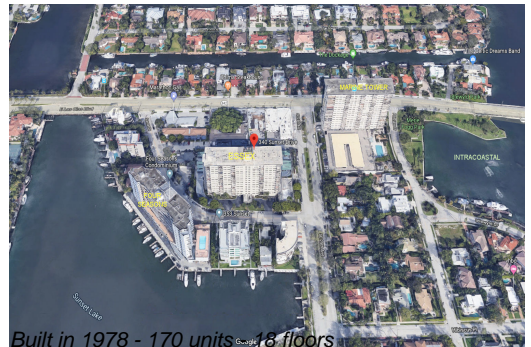
Market Information



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