

# Unit 1022 - East Point Towers

1022 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10425718                              |
| Status:         | Active                                 |
| Size:           | 1,344 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Intracoastal View,Other View           |
| List Price:     | \$325,000                              |
| List PPSF:      | \$242                                  |
| Valuated Price: | \$281,000                              |
| Valuated PPSF:  | \$194                                  |

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:                         | 274 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 30  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 21  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

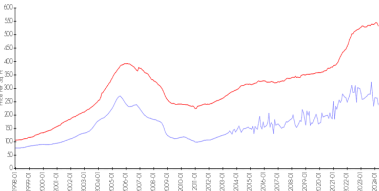
East Point Towers Condominium Inc  
 1170 N Federal Highway  
 Fort Lauderdale, FL 33304-1441  
 (954) 764-0334

## Recent Sales

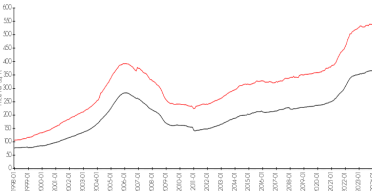
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1217   | 1,050 sq ft | May 2024     | \$275,000  | \$262 |
| 718    | 1,138 sq ft | Apr 2024     | \$214,000  | \$188 |
| 502    | 1,920 sq ft | Mar 2024     | \$589,000  | \$307 |
| 319    | 1,138 sq ft | Mar 2024     | \$265,000  | \$233 |
| 217    | 1,005 sq ft | Mar 2024     | \$285,000  | \$284 |

## Market Information

East Point Towers vs Fort Lauderdale



Fort Lauderdale vs Broward

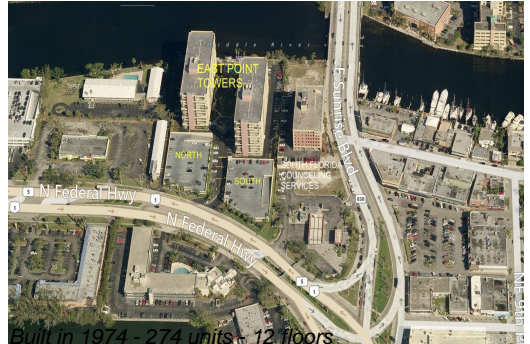


East Point Towers: \$238/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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

## Inventory for Sale

|                   |     |
|-------------------|-----|
| East Point Towers | 11% |
| Fort Lauderdale   | 4%  |
| Broward           | 4%  |



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

|                   |         |
|-------------------|---------|
| East Point Towers | 68 days |
| Fort Lauderdale   | 76 days |
| Broward           | 67 days |