

Unit 523 - East Point Towers

523 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10432244
 Status: Active Under Contract
 Size: 1,491 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Other View
 List Price: \$399,000
 List PPSF: \$268
 Valuated Price: \$323,000
 Valuated PPSF: \$217

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

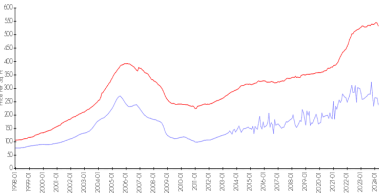
East Point Towers Condominium Inc
 1170 N Federal Highway
 Fort Lauderdale, FL 33304-1441
 (954) 764-0334

Recent Sales

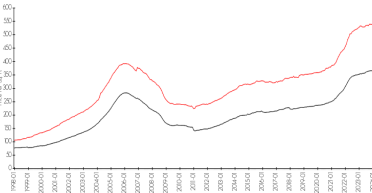
Unit #	Size	Closing Date	Sale Price	PPSF
1217	1,050 sq ft	May 2024	\$275,000	\$262
718	1,138 sq ft	Apr 2024	\$214,000	\$188
502	1,920 sq ft	Mar 2024	\$589,000	\$307
319	1,138 sq ft	Mar 2024	\$265,000	\$233
217	1,005 sq ft	Mar 2024	\$285,000	\$284

Market Information

East Point Towers vs Fort Lauderdale



Fort Lauderdale vs Broward

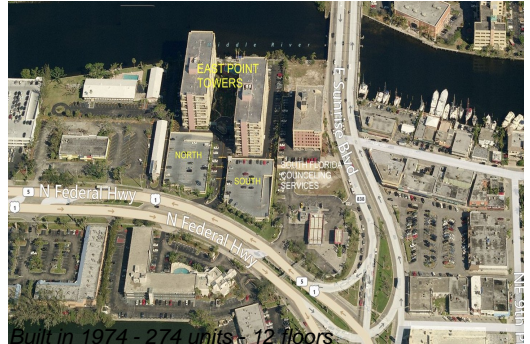


East Point Towers: \$238/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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