

# Unit 2445 SW 18th Ter # 606 - Marina Oaks

2445 SW 18th Ter # 606 - 2445 SW 18 Ter, Fort Lauderdale, FL, Broward 33315

## Unit Information

MLS Number: F10433084  
 Status: Active  
 Size: 858 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View: Other View  
 List Price: \$275,000  
 List PPSF: \$321  
 Valuated Price: \$232,000  
 Valuated PPSF: \$270

*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: 306  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

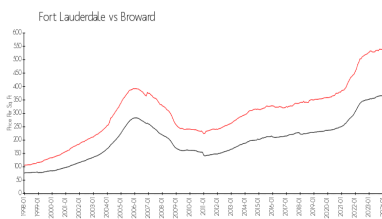
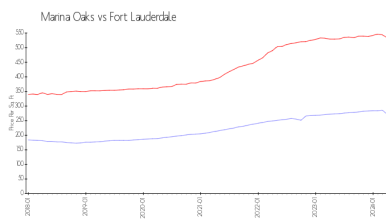
## Building Association Information

Marina Oaks Condominium Association, Inc.  
 Address: 2449 SW 18th Terrace,  
 Fort Lauderdale, FL 33315  
 Phone: +1 954-728-8233  
 +1 954-632-3593

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
618	682 sq ft	Mar 2024	\$180,000	\$264
2205	682 sq ft	Feb 2024	\$180,000	\$264
104	632 sq ft	Jan 2024	\$185,000	\$293
916	632 sq ft	Dec 2023	\$192,000	\$304
1706	858 sq ft	Dec 2023	\$225,000	\$262

## Market Information



Marina Oaks: \$270/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
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 Broward: \$351/sq. ft.

## Inventory for Sale

Marina Oaks 1%  
 Fort Lauderdale 4%  
 Broward 4%



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

Marina Oaks	41 days
Fort Lauderdale	76 days
Broward	67 days