# **Unit 224 - East Point Towers**

224 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

#### **Unit Information**

 MLS Number:
 F10433830

 Status:
 Active

 Size:
 1,592 Sq ft.

Bedrooms: 2 Full Bathrooms: 2 Half Bathrooms: 0

Parking Spaces: 1 Space, Deeded Parking

 View:
 Other View

 List Price:
 \$349,900

 List PPSF:
 \$220

 Valuated Price:
 \$335,000

 Valuated PPSF:
 \$210

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

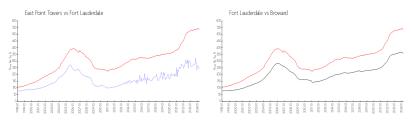
## **Building Association Information**

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: \$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