

Unit G9 - Lauderdale Tower

G9 - 2900 NE 30 St, Fort Lauderdale, FL, Broward 33306

Unit Information

MLS Number:	F10435672
Status:	Active
Size:	1,040 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Canal,Intracoastal View,Other View
List Price:	\$425,000
List PPSF:	\$409
Valuated Price:	\$422,000
Valuated PPSF:	\$406

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:	124
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

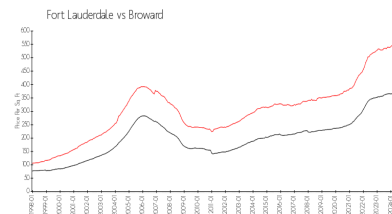
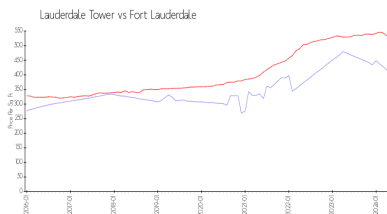
Building Association Information

Lauderdale Tower Condo
 Address: 2900 NE 30th St,
 Fort Lauderdale, FL 33306
 Phone: +1 954-564-6474

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
J-9	730 sq ft	Feb 2024	\$320,000	\$438
C-5	440 sq ft	Jan 2024	\$200,000	\$455
J8	730 sq ft	Jan 2024	\$320,000	\$438
K-5	730 sq ft	Dec 2023	\$327,000	\$448
8M	1,040 sq ft	Oct 2023	\$464,585	\$447

Market Information

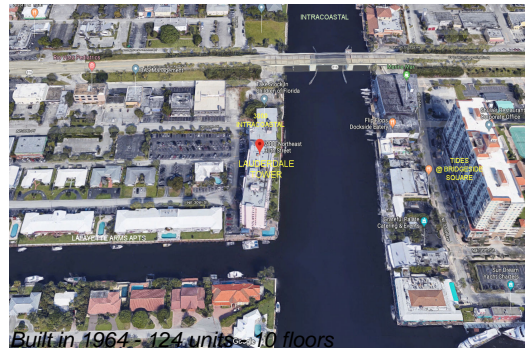


Lauderdale Tower: \$416/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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

Inventory for Sale

Lauderdale Tower	7%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Lauderdale Tower	64 days
Fort Lauderdale	76 days
Broward	67 days