

# Unit 6 M - Plaza East

6 M - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10410906
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	Ocean View,Direct Ocean,Water View
List Price:	\$875,000
List PPSF:	\$603
Valuated Price:	\$880,000
Valuated PPSF:	\$609

*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:	266
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

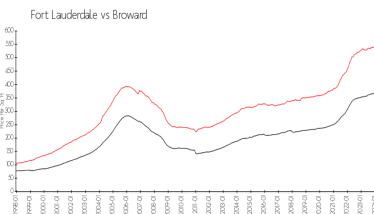
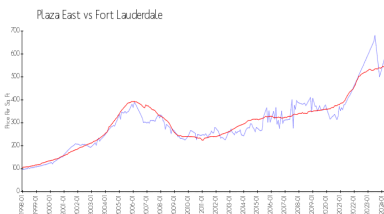
## Building Association Information

Plaza East Condominium Association  
(954) 563-5616 & (954) 567-0185

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10K	1,450 sq ft	Nov 2023	\$745,000	\$514
16K	1,450 sq ft	Jul 2023	\$650,000	\$448
11B	1,450 sq ft	Jun 2023	\$950,000	\$655

## Market Information



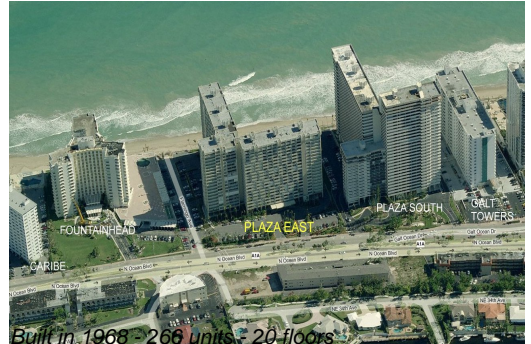
Plaza East:	\$592/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Plaza East	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Plaza East	19 days
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Fort Lauderdale  
Broward

76 days  
67 days