

Unit 306 - Everglades Club

306 - 2300 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number: F10417257
 Status: Active
 Size: 1,316 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Intracoastal View,Other View,Pool Area View
 List Price: \$549,000
 List PPSF: \$417
 Valuated Price: \$497,000
 Valuated PPSF: \$378

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: 44
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

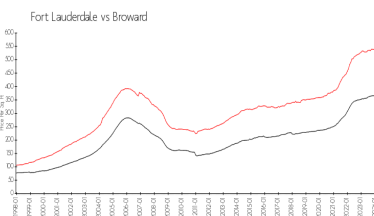
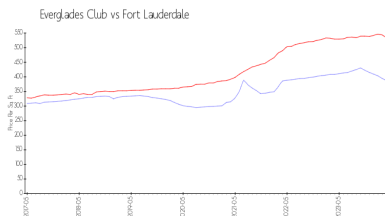
Building Association Information

Everglades Club Condominium
 Address: 2300 NE 33rd Ave,
 Fort Lauderdale, FL 33305
 (954) 563-5016

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
902	1,369 sq ft	Feb 2024	\$585,000	\$427
201	1,408 sq ft	Feb 2024	\$590,000	\$419
202	1,519 sq ft	Oct 2023	\$600,000	\$395
806	1,316 sq ft	Jul 2023	\$560,000	\$426

Market Information

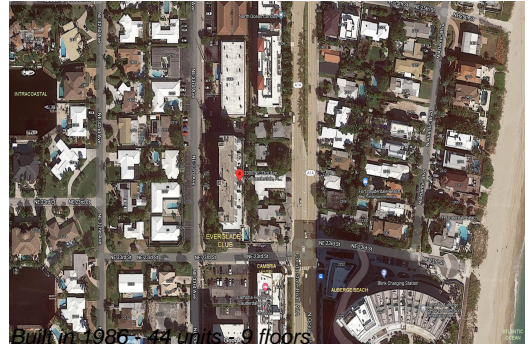


Everglades Club: \$387/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

Everglades Club: 11%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Everglades Club	20 days
Fort Lauderdale	76 days
Broward	67 days