

Unit D2 - Lauderdale Tower

D2 - 2900 NE 30 St, Fort Lauderdale, FL, Broward 33306

Unit Information

MLS Number: F10421297
 Status: Active
 Size: 440 Sq ft.
 Bedrooms: 0
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Intracoastal View, Other View, Pool Area View
 List Price: \$224,900
 List PPSF: \$511
 Valuated Price: \$167,000
 Valuated PPSF: \$380

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

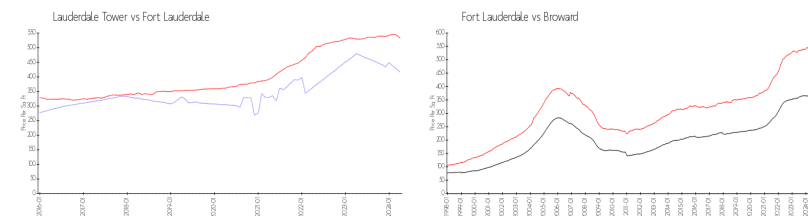
Building Association Information

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 |

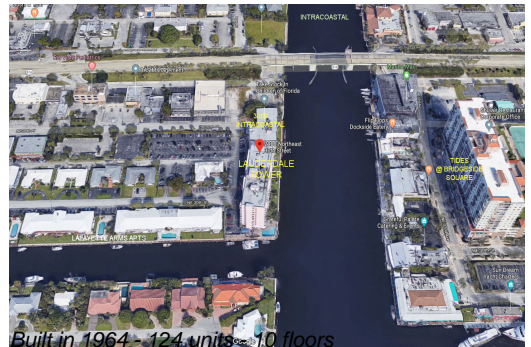
Market Information



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 |