

Unit 608 - Essex Tower

608 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10429978
 Status: Active
 Size: 1,218 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking
 View: Intracoastal View,Lake,Water View
 List Price: \$449,500
 List PPSF: \$369
 Valuated Price: \$420,000
 Valuated PPSF: \$345

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: 170
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

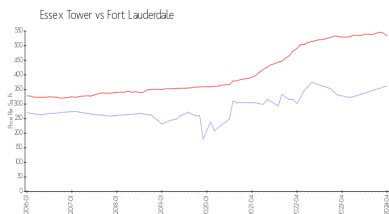
Building Association Information

Essex Tower Condominium Association
 340 Sunset Dr Apt 610
 Fort Lauderdale, FL 33301
 Phone number (954) 467-3311

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1503 | 1,218 sq ft | Apr 2024 | \$456,000 | \$374 |
| 710 | 1,610 sq ft | Apr 2024 | \$550,000 | \$342 |
| 1805 | 1,218 sq ft | Apr 2024 | \$485,000 | \$398 |
| 407 | 841 sq ft | Aug 2023 | \$220,000 | \$262 |
| 408 | 1,218 sq ft | Jul 2023 | \$365,000 | \$300 |

Market Information



Essex Tower: \$362/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Essex Tower 5%
 Fort Lauderdale 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Essex Tower | 84 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |