

Unit 306 - Essex Tower

306 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11516659
Status:	Active
Size:	1,218 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$425,000
List PPSF:	\$349
Valuated Price:	\$407,000
Valuated PPSF:	\$334

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

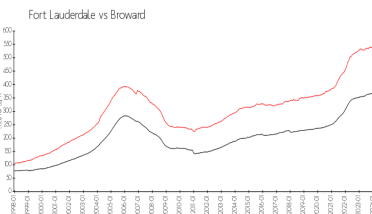
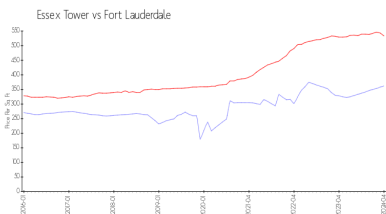
Building Association Information

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