

# Unit 416 - Omega 4

416 - 7300 NW 17 St, Plantation, FL, Broward 33313

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11842665                                    |
| Status:         | Active                                       |
| Size:           | 960 Sq ft.                                   |
| Bedrooms:       | 1  |
| Full Bathrooms: | 1  |
| Half Bathrooms: | 1  |
| Parking Spaces: | Additional Spaces Available,Assigned Parking |
| View:           |  |
| List Price:     | \$195,000                                    |
| List PPSF:      | \$203  |
| Valuated Price: | \$130,000                                    |
| Valuated PPSF:  | \$135  |

*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:                         | 78 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 4  |
| Building inventory for sale:             | 5% |
| Number of sales over the last 12 months: | 5  |
| Number of sales over the last 6 months:  | 0  |
| Number of sales over the last 3 months:  | 0  |

## Building Association Information

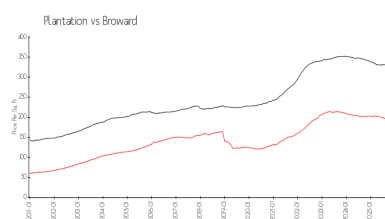
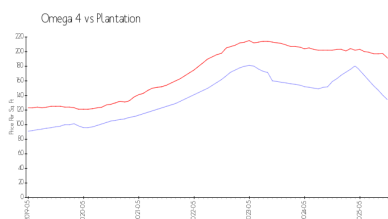
Omega Condominiums  
Address: 7300 NW 17th St,  
Plantation, FL 33313  
Phone: +1 954-581-0165

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 406    | 660 sq ft | May 2025     | \$130,000  | \$197 |
| 109    | 960 sq ft | May 2025     | \$170,000  | \$177 |
| 217    | 660 sq ft | Mar 2025     | \$110,000  | \$167 |
| 412    | 960 sq ft | Dec 2024     | \$150,000  | \$156 |
| 206    | 660 sq ft | Dec 2024     | \$100,000  | \$152 |

## Market Information

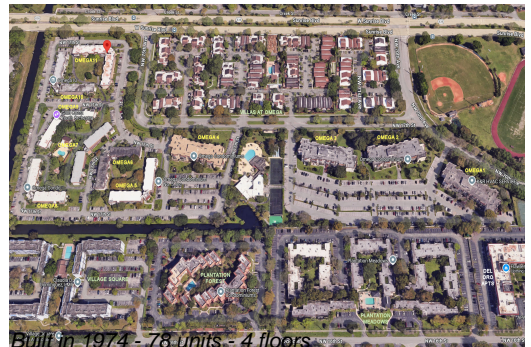


Omega 4: \$134/sq. ft.  
Plantation: \$191/sq. ft.

Plantation: \$191/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|            |    |
|------------|----|
| Omega 4    | 5% |
| Plantation | 2% |
| Broward    | 4% |



**Avg. Time to Close Over Last 12 Months**

|            |         |
|------------|---------|
| Omega 4    | 79 days |
| Plantation | 69 days |
| Broward    | 87 days |