

# Unit 304 - Polynesian Gardens 2

304 - 406 NW 68 Ave, Plantation, FL, Broward 33317

## Unit Information

MLS Number: A11875698  
Status: Active  
Size: 1,260 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:  
List Price: \$245,900  
List PPSF: \$195  
Valuated Price: \$221,000  
Valuated PPSF: \$175

*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: 125  
Number of active listings for rent: 0  
Number of active listings for sale: 3  
Building inventory for sale: 2%  
Number of sales over the last 12 months: 5  
Number of sales over the last 6 months: 1  
Number of sales over the last 3 months: 0

## Building Association Information

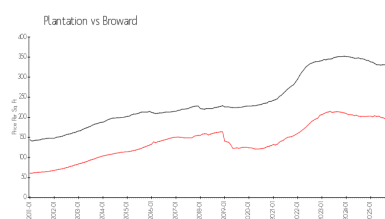
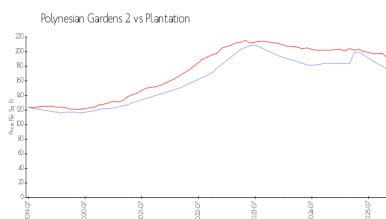
Polynesian Gardens Condominiums  
Address: 400 NW 68th Ave,  
Plantation, FL 33317  
Phone: +1 954-791-0505

<https://www.pgc400.com/about-us>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
319	940 sq ft	Aug 2025	\$170,000	\$181
215	940 sq ft	May 2025	\$185,000	\$197
117	940 sq ft	Mar 2025	\$170,000	\$181
217	940 sq ft	Mar 2025	\$180,000	\$191
415	940 sq ft	Mar 2025	\$151,000	\$161

## Market Information

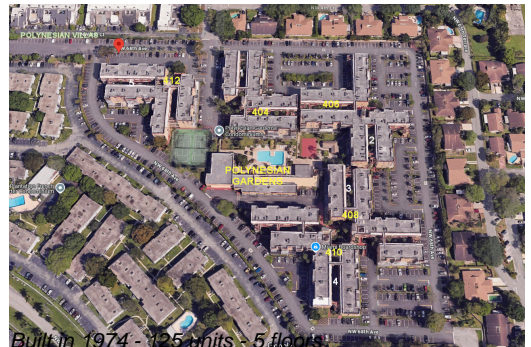


Polynesian Gardens 2: \$175/sq. ft.  
Plantation: \$191/sq. ft.

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

## Inventory for Sale

Polynesian Gardens 2: 2%  
Plantation: 2%  
Broward: 4%



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

Polynesian Gardens 2	65 days
Plantation	69 days
Broward	87 days