

# Unit 813 - East Point Towers

813 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10416980
Status:	Active
Size:	1,920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Deeded Parking, Guest Parking
View:	Ocean View, River, Water View
List Price:	\$525,000
List PPSF:	\$273
Valuated Price:	\$558,000
Valuated PPSF:	\$291

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:	274
Number of active listings for rent:	4
Number of active listings for sale:	30
Building inventory for sale:	10%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

## Building Association Information

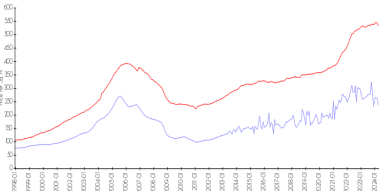
East Point Towers Condominium Inc  
 1170 N Federal Highway  
 Fort Lauderdale, FL 33304-1441  
 (954) 764-0334

## Recent Sales

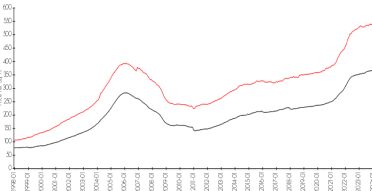
Unit #	Size	Closing Date	Sale Price	PPSF
1217	1,050 sq ft	May 2024	\$275,000	\$262
718	1,138 sq ft	Apr 2024	\$214,000	\$188
502	1,920 sq ft	Mar 2024	\$589,000	\$307
319	1,138 sq ft	Mar 2024	\$265,000	\$233
217	1,005 sq ft	Mar 2024	\$285,000	\$284

## Market Information

East Point Towers vs Fort Lauderdale



Fort Lauderdale vs Broward

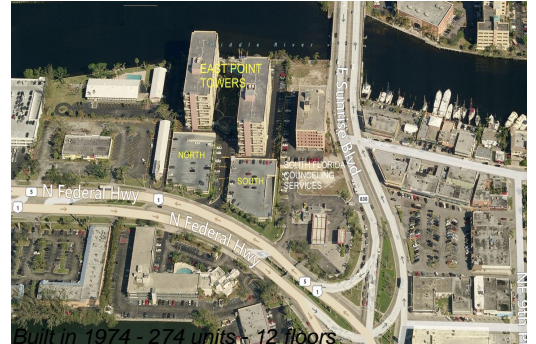


East Point Towers: \$238/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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

## Inventory for Sale

East Point Towers	11%
Fort Lauderdale	4%
Broward	4%



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

East Point Towers	68 days
Fort Lauderdale	76 days
Broward	67 days