

Unit G9 - Lauderdale Tower

G9 - 2900 NE 30 St, Fort Lauderdale, FL, Broward 33306

Unit Information

| | |
|-----------------|------------------------------------|
| MLS Number: | F10435672 |
| Status: | Active |
| Size: | 1,040 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | Canal,Intracoastal View,Other View |
| List Price: | \$425,000 |
| List PPSF: | \$409 |
| Valuated Price: | \$422,000 |
| Valuated PPSF: | \$406 |

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

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|--|-----|
| Number of units: | 124 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 1 |

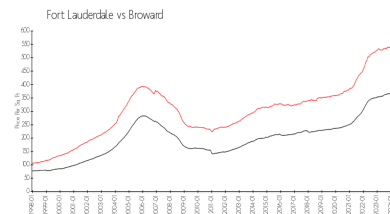
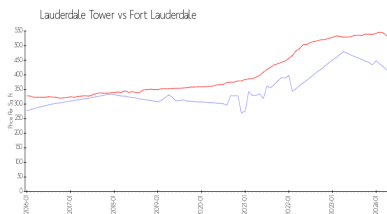
Building Association Information

Lauderdale Tower Condo
 Address: 2900 NE 30th St,
 Fort Lauderdale, FL 33306
 Phone: +1 954-564-6474

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| J-9 | 730 sq ft | Feb 2024 | \$320,000 | \$438 |
| C-5 | 440 sq ft | Jan 2024 | \$200,000 | \$455 |
| J8 | 730 sq ft | Jan 2024 | \$320,000 | \$438 |
| K-5 | 730 sq ft | Dec 2023 | \$327,000 | \$448 |
| 8M | 1,040 sq ft | Oct 2023 | \$464,585 | \$447 |

Market Information

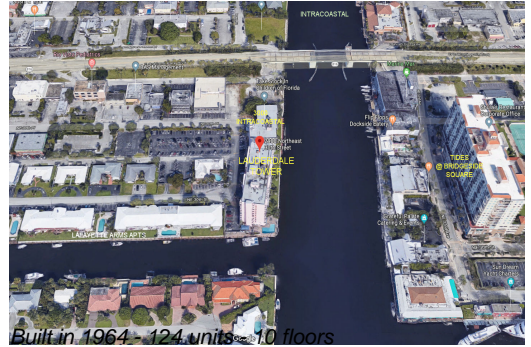


Lauderdale Tower: \$416/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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

Inventory for Sale

| | |
|------------------|----|
| Lauderdale Tower | 7% |
| Fort Lauderdale | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Lauderdale Tower | 64 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |