

# Unit 304 - Omega 1

304 - 1681 NW 70 Ave, Plantation, FL, Broward 33313

## Unit Information

MLS Number:	F10474614
Status:	Active
Size:	960 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$110,000
List PPSF:	\$115
Valuated Price:	\$105,000
Valuated PPSF:	\$109

*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:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

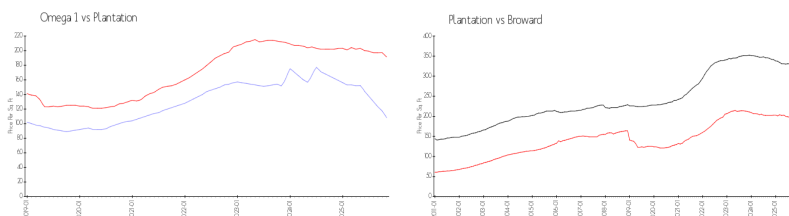
Omega Condominiums  
Address: 7300 NW 17th St,  
Plantation, FL 33313  
Phone: +1 954-581-0165

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	960 sq ft	Nov 2025	\$152,000	\$158
414	1,129 sq ft	Oct 2025	\$155,000	\$137
306	660 sq ft	Oct 2025	\$140,000	\$212
303	1,080 sq ft	Aug 2025	\$160,000	\$148
220	960 sq ft	Jul 2025	\$110,000	\$115

## Market Information



Omega 1:	\$108/sq. ft.	Plantation:	\$191/sq. ft.
Plantation:	\$191/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Omega 1	3%
Plantation	2%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Omega 1  
Plantation  
Broward

104 days  
69 days  
87 days