

Unit 403 - Omega 1

403 - 1681 NW 70 Ave, Plantation, FL, Broward 33313

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10525350 |
| Status: | Active |
| Size: | 1,129 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$185,000 |
| List PPSF: | \$164 |
| Valuated Price: | \$119,000 |
| Valuated PPSF: | \$110 |

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

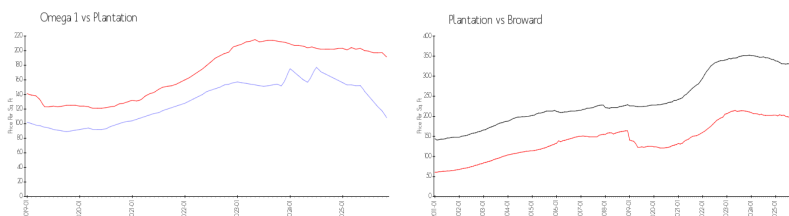
Omega Condominiums
Address: 7300 NW 17th St,
Plantation, FL 33313
Phone: +1 954-581-0165

<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