

# Unit 505 - Essex Tower

505 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	RX-10981024
Status:	Active Under Contract
Size:	1,218 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage - Building
View:	
List Price:	\$424,900
List PPSF:	\$349
Valuated Price:	\$416,000
Valuated PPSF:	\$342

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:	170
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

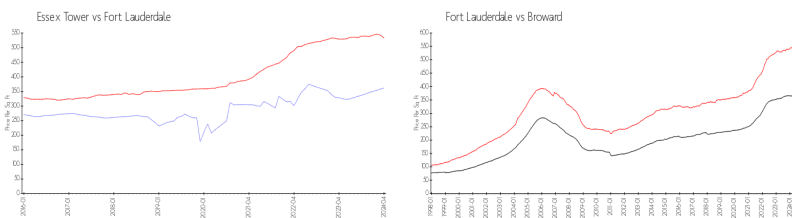
## Building Association Information

Essex Tower Condominium Association  
 340 Sunset Dr Apt 610  
 Fort Lauderdale, FL 33301  
 Phone number (954) 467-3311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1503	1,218 sq ft	Apr 2024	\$456,000	\$374
710	1,610 sq ft	Apr 2024	\$550,000	\$342
1805	1,218 sq ft	Apr 2024	\$485,000	\$398
407	841 sq ft	Aug 2023	\$220,000	\$262
408	1,218 sq ft	Jul 2023	\$365,000	\$300

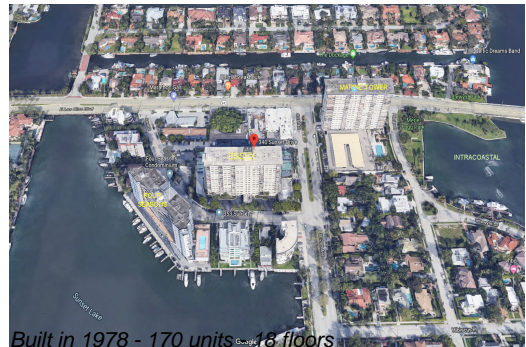
## Market Information



Essex Tower:	\$362/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Essex Tower	5%
Fort Lauderdale	4%
Broward	4%



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

Essex Tower	84 days
Fort Lauderdale	76 days
Broward	67 days