

# Unit 12 K - Plaza East

12 K - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10417912
Status:	Active Under Contract
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Parking-Under Building
View:	Ocean View,Direct Ocean,Pool Area View
List Price:	\$749,000
List PPSF:	\$517
Valuated Price:	\$908,000
Valuated PPSF:	\$628

*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:	266
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

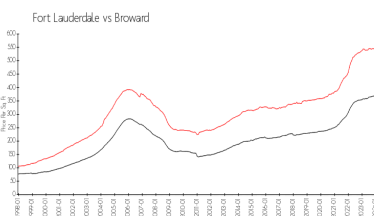
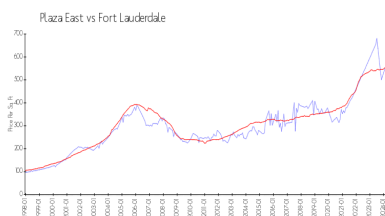
## Building Association Information

Plaza East Condominium Association  
(954) 563-5616 & (954) 567-0185

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10K	1,450 sq ft	Nov 2023	\$745,000	\$514
16K	1,450 sq ft	Jul 2023	\$650,000	\$448
11B	1,450 sq ft	Jun 2023	\$950,000	\$655

## Market Information



Plaza East: \$597/sq. ft.  
Fort Lauderdale: \$550/sq. ft.

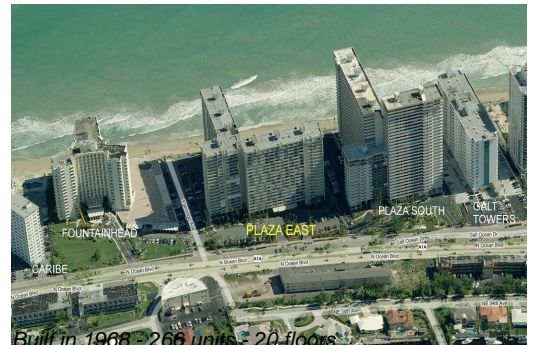
Fort Lauderdale: \$550/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

Plaza East	3%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Plaza East	19 days
Fort Lauderdale	79 days



Broward

68 days