

Unit 410 - East Point Towers

410 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|------------------------------------|
| MLS Number: | F10428376 |
| Status: | Active |
| Size: | 1,344 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | Garden View, Pool Area View, River |
| List Price: | \$329,000 |
| List PPSF: | \$245 |
| Valuated Price: | \$320,000 |
| Valuated PPSF: | \$215 |

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: | 274 |
| Number of active listings for rent: | 4 |
| Number of active listings for sale: | 30 |
| Building inventory for sale: | 10% |
| Number of sales over the last 12 months: | 21 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 5 |

Building Association Information

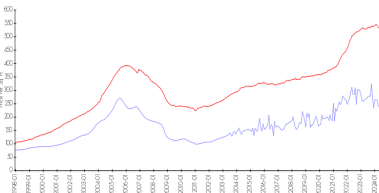
East Point Towers Condominium Inc
 1170 N Federal Highway
 Fort Lauderdale, FL 33304-1441
 (954) 764-0334

Recent Sales

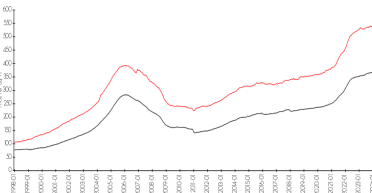
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1217 | 1,050 sq ft | May 2024 | \$275,000 | \$262 |
| 718 | 1,138 sq ft | Apr 2024 | \$214,000 | \$188 |
| 502 | 1,920 sq ft | Mar 2024 | \$589,000 | \$307 |
| 319 | 1,138 sq ft | Mar 2024 | \$265,000 | \$233 |
| 217 | 1,005 sq ft | Mar 2024 | \$285,000 | \$284 |

Market Information

East Point Towers vs Fort Lauderdale



Fort Lauderdale vs Broward

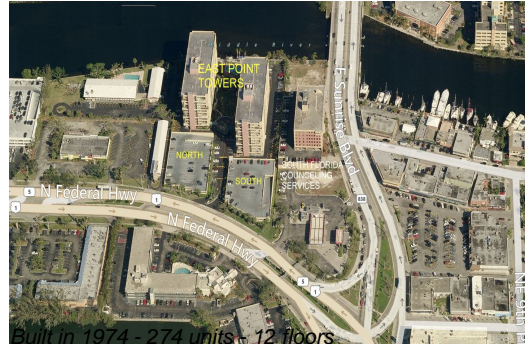


East Point Towers: \$238/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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

Inventory for Sale

| | |
|-------------------|-----|
| East Point Towers | 11% |
| Fort Lauderdale | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------------|---------|
| East Point Towers | 68 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |