

# Unit 6750 NE 21st Rd # 129 - Imperial Point Colonnades (1 to 23)

6750 NE 21st Rd # 129 - 2151-2271 NE 68 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10431656
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Open Space Parking
View:	Garden View,Other View
List Price:	\$269,500
List PPSF:	\$245
Valuated Price:	\$207,000
Valuated PPSF:	\$205

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:	552
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	3%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Building Association Information

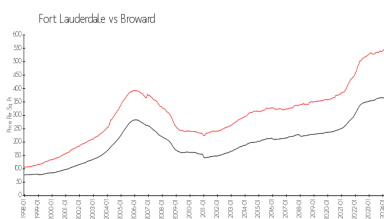
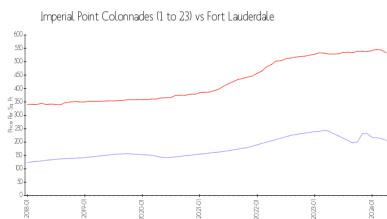
Imperial Point Colonnades  
 2156 NE 67 Street  
 Ft. Lauderdale, FL 33308  
 Office: (954) 491-2400  
 Fax: (954) 491-2462

<http://www.imperialpointcolonnades.com/default.php>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1503	1,030 sq ft	Apr 2024	\$165,175	\$160
210	1,178 sq ft	Apr 2024	\$190,000	\$161
2129	1,030 sq ft	Mar 2024	\$220,000	\$214
1228	850 sq ft	Mar 2024	\$162,000	\$191
2223	1,008 sq ft	Feb 2024	\$265,000	\$263
1111	875 sq ft	Feb 2024	\$217,000	\$248

## Market Information



Imperial Point Colonnades (1 to 23): \$205/sq. ft.

Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.

Broward: \$351/sq. ft.



### **Inventory for Sale**

Imperial Point Colonnades (1 to 23)	4%
Fort Lauderdale	4%
Broward	4%

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

Imperial Point Colonnades (1 to 23)	75 days
Fort Lauderdale	76 days
Broward	67 days