

Unit 107 - Waterside on the Intracoastal

107 - 2881 NE 32 St, Fort Lauderdale, FL, Broward 33306

Unit Information

| | |
|-----------------|--------------------|
| MLS Number: | RX-10979554 |
| Status: | Active |
| Size: | 747 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned |
| View: | Intracoastal, Pool |
| List Price: | \$674,900 |
| List PPSF: | \$903 |
| Valuated Price: | \$333,000 |
| Valuated PPSF: | \$446 |

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

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|--|----|
| Number of units: | 60 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

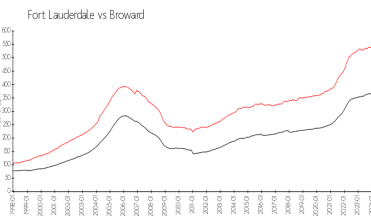
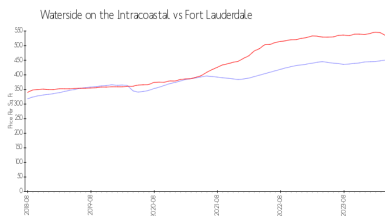
Building Association Information

Waterside on the Intracoastal
 Address: 2881 NE 32nd St,
 Fort Lauderdale
 (954) 563-2480

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 318 | 747 sq ft | Apr 2024 | \$338,000 | \$452 |
| 217 | 634 sq ft | Dec 2023 | \$320,000 | \$505 |
| 318 | 747 sq ft | Sep 2023 | \$330,000 | \$442 |

Market Information



| | | | |
|--------------------------------|---------------|------------------|---------------|
| Waterside on the Intracoastal: | \$451/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-------------------------------|----|
| Waterside on the Intracoastal | 3% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Waterside on the Intracoastal
Fort Lauderdale
Broward

78 days
76 days
67 days