

# Unit 302 - Omega 6

302 - 7450 NW 17 St, Plantation, FL, Broward 33313

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11441579                              |
| Status:         | Active                                 |
| Size:           | 952 Sq ft.                             |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$230,000                              |
| List PPSF:      | \$242                                  |
| Valuated Price: | \$213,000                              |
| Valuated PPSF:  | \$224                                  |

*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

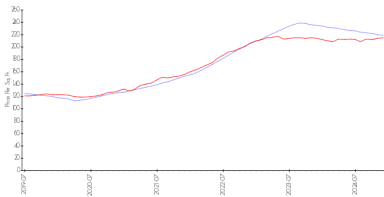
|  |    |
|--|----|
| Number of units:                         | 30 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 2  |
| Building inventory for sale:             | 6% |
| Number of sales over the last 12 months: | 0  |
| Number of sales over the last 6 months:  | 0  |
| Number of sales over the last 3 months:  | 0  |

## Building Association Information

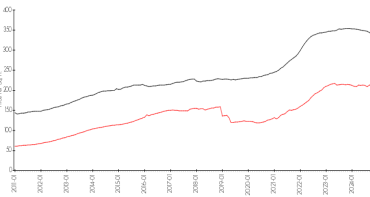
Omega Condominiums  
 Address: 7300 NW 17th St,  
 Plantation, FL 33313  
 Phone: +1 954-581-0165

## Market Information

Omega 6 vs Plantation



Plantation vs Broward



|             |               |             |               |
|-------------|---------------|-------------|---------------|
| Omega 6:    | \$221/sq. ft. | Plantation: | \$215/sq. ft. |
| Plantation: | \$215/sq. ft. | Broward:    | \$334/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Omega 6    | 7% |
| Plantation | 2% |
| Broward    | 5% |

## Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| Omega 6    | n/a     |
| Plantation | 61 days |
| Broward    | 78 days |

