

Unit 2460 NW 33rd St # 1713 - Sailboat Pointe

2460 NW 33rd St # 1713 - 2300-2667 NW 33 St, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	A11453153
Status:	Active
Size:	834 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$195,000
List PPSF:	\$234
Valuated Price:	\$171,000
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:	376
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

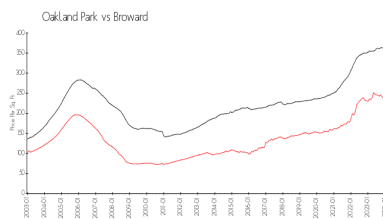
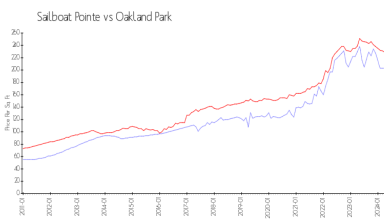
Building Association Information

Sailboat Pointe
 Condominium Association Inc
 2325 NW 33rd St,
 Oakland Park, FL 33309
 (954) 677-9489

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1504	1,256 sq ft	Mar 2024	\$200,000	\$159
1412	1,241 sq ft	Mar 2024	\$285,000	\$230
1508	1,256 sq ft	Feb 2024	\$280,000	\$223
1107	1,241 sq ft	Feb 2024	\$251,500	\$203
1410	1,256 sq ft	Jan 2024	\$295,000	\$235
2415	834 sq ft	Jan 2024	\$210,000	\$252

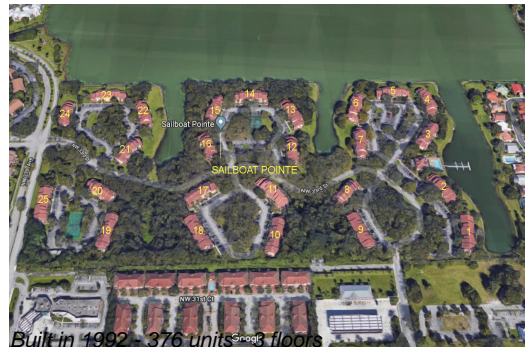
Market Information



Sailboat Pointe:	\$203/sq. ft.	Oakland Park:	\$229/sq. ft.
Oakland Park:	\$229/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Sailboat Pointe	5%
Oakland Park	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Sailboat Pointe	48 days
Oakland Park	45 days
Broward	66 days