

Unit 2602 - Water Garden

2602 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11478587
Status:	Cancelled
Size:	1,178 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$869,000
List PPSF:	\$738
Valuated Price:	\$742,000
Valuated PPSF:	\$630

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:	315
Number of active listings for rent:	8
Number of active listings for sale:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

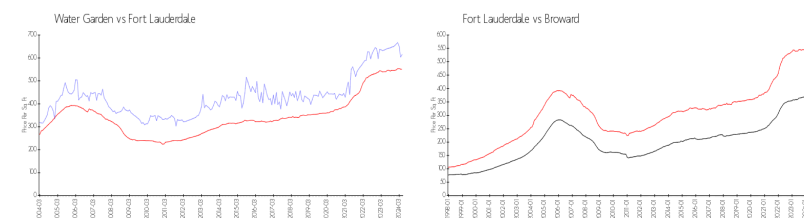
Building Association Information

Water Garden Condo Association
954-525-5535

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1107	820 sq ft	Apr 2024	\$459,000	\$560
601	1,615 sq ft	Apr 2024	\$855,000	\$529
2203	1,204 sq ft	Mar 2024	\$920,000	\$764
507	820 sq ft	Mar 2024	\$33,000	\$40
210	1,204 sq ft	Jan 2024	\$635,000	\$527
2902	1,178 sq ft	Jan 2024	\$900,000	\$764
702	1,178 sq ft	Jan 2024	\$729,000	\$619

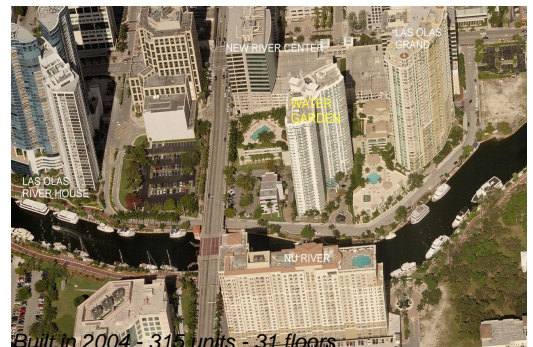
Market Information



Water Garden:	\$615/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$353/sq. ft.

Inventory for Sale

Water Garden	4%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Water Garden	79 days
Fort Lauderdale	78 days
Broward	68 days