

# Unit 10F - White Egret

10F - 2200 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	A11519475
Status:	Active
Size:	1,103 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$515,000
List PPSF:	\$467
Valuated Price:	\$364,000
Valuated PPSF:	\$330

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:	160
Number of active listings for rent:	3
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	5

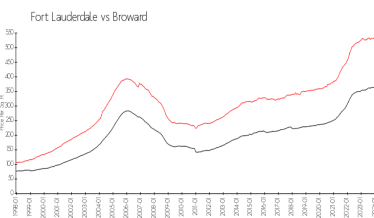
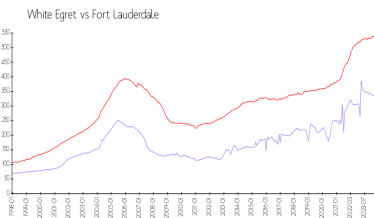
## Building Association Information

White Egret Condominium Inc  
 2200 NE 33rd Avenue Apartment 11d  
 Fort Lauderdale, FL33305  
 (954) 563-2711

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9G	1,103 sq ft	May 2024	\$435,000	\$394
14B	1,425 sq ft	Apr 2024	\$490,000	\$344
6J	1,425 sq ft	Mar 2024	\$480,000	\$337
8G	1,103 sq ft	Mar 2024	\$335,000	\$304
5A	1,425 sq ft	Feb 2024	\$400,000	\$281

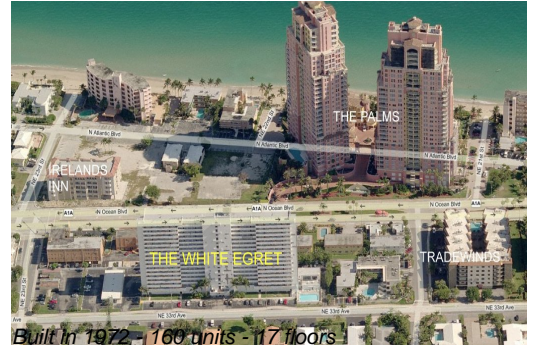
## Market Information



White Egret:	\$336/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

White Egret	3%
Fort Lauderdale	4%
Broward	4%



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

White Egret	62 days
Fort Lauderdale	76 days
Broward	67 days