

# Unit 18 E - Plaza East

18 E - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	A11540128
Status:	Active Under Contract
Size:	1,320 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Other Parking,Valet Parking
View:	
List Price:	\$539,000
List PPSF:	\$408
Valuated Price:	\$745,000
Valuated PPSF:	\$564

*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:	266
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

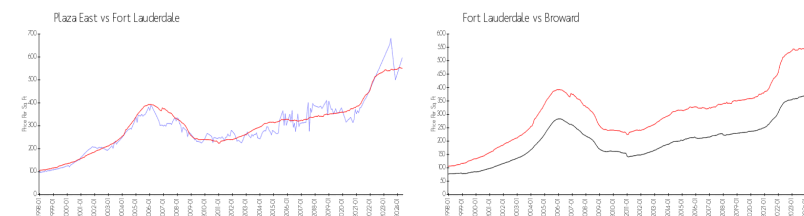
## Building Association Information

Plaza East Condominium Association  
(954) 563-5616 & (954) 567-0185

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10m	1,450 sq ft	Jun 2024	\$880,000	\$607
10K	1,450 sq ft	Nov 2023	\$745,000	\$514
16K	1,450 sq ft	Jul 2023	\$650,000	\$448
11B	1,450 sq ft	Jun 2023	\$950,000	\$655

## Market Information

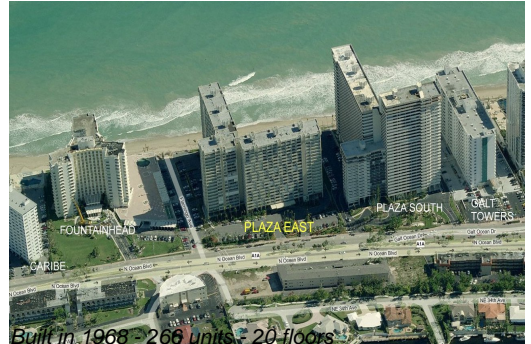


Plaza East:	\$597/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Plaza East	3%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Plaza East  
Fort Lauderdale  
Broward

19 days  
79 days  
69 days