

# Unit 311 - East Point Towers

311 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11540891  
 Status: Active  
 Size: 1,491 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Open Space Parking,Rv/Boat Parking  
 View:  
 List Price: \$359,900  
 List PPSF: \$241  
 Valuated Price: \$365,000  
 Valuated PPSF: \$245

*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: 274  
 Number of active listings for rent: 4  
 Number of active listings for sale: 30  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 5

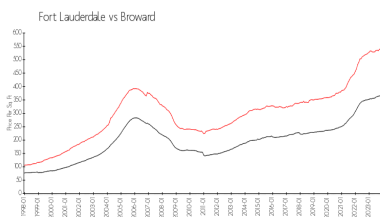
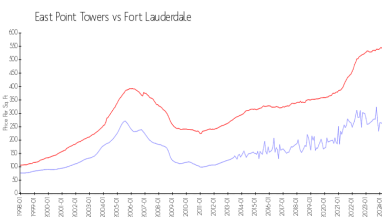
## Building Association Information

East Point Towers Condominium Inc  
 1170 N Federal Highway  
 Fort Lauderdale, FL 33304-1441  
 (954) 764-0334

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1217	1,050 sq ft	May 2024	\$275,000	\$262
718	1,138 sq ft	Apr 2024	\$214,000	\$188
502	1,920 sq ft	Mar 2024	\$589,000	\$307
319	1,138 sq ft	Mar 2024	\$265,000	\$233
217	1,005 sq ft	Mar 2024	\$285,000	\$284

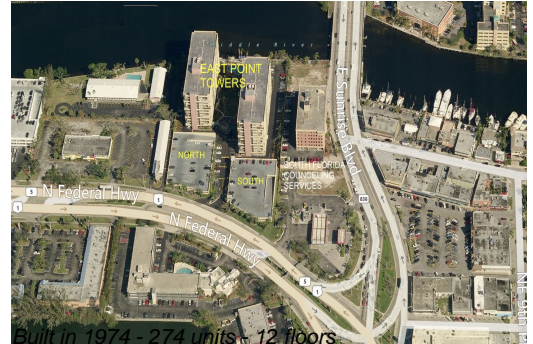
## Market Information



East Point Towers: \$238/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

East Point Towers: 11%  
 Fort Lauderdale: 4%  
 Broward: 4%



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

East Point Towers	68 days
Fort Lauderdale	76 days
Broward	67 days