

# Unit 2J - White Egret

2J - 2200 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: A11540920  
 Status: Active  
 Size: 1,425 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$375,000  
 List PPSF: \$263  
 Valuated Price: \$435,000  
 Valuated PPSF: \$305

*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

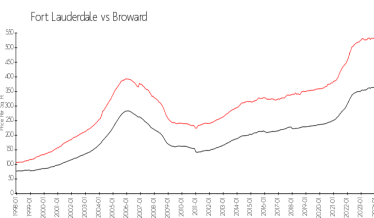
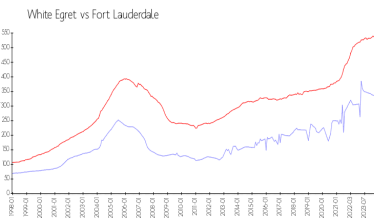
## Building Association Information

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 |

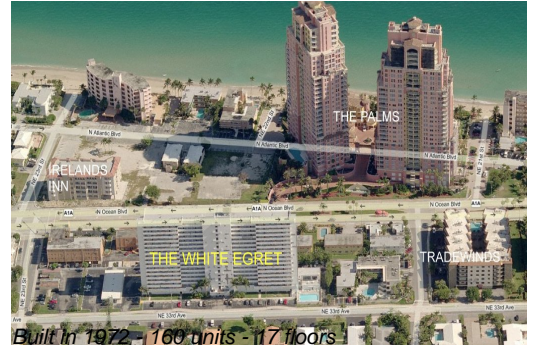
## Market Information



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