

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:	4

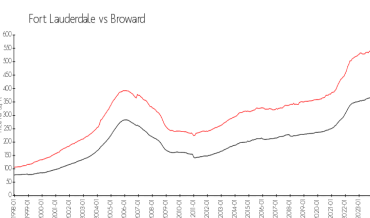
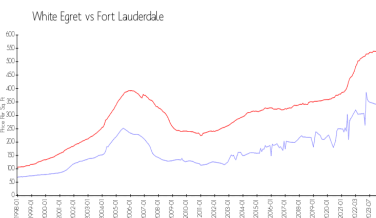
Building Association Information

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

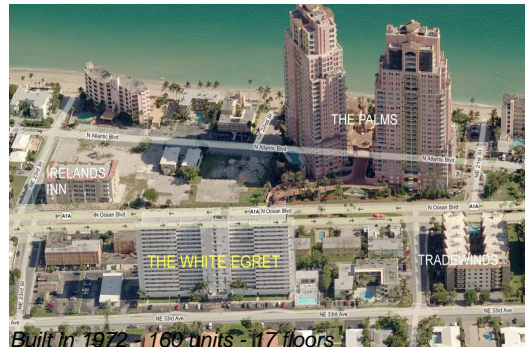


White Egret: \$336/sq. ft.
Fort Lauderdale: \$533/sq. ft.

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Broward: \$351/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