

Unit 1103 - Esplanade on the River

1103 - 401 SW 4 Ave, Fort Lauderdale, FL, Broward 33315

Unit Information

MLS Number: A11556185
 Status: Active
 Size: 1,290 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Parking-Under Building
 View:
 List Price: \$635,000
 List PPSF: \$492
 Valuated Price: \$603,000
 Valuated PPSF: \$467

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: 139
 Number of active listings for rent: 5
 Number of active listings for sale: 3
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

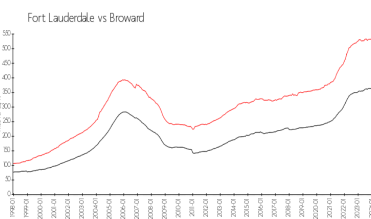
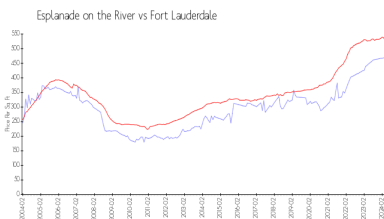
Building Association Information

Esplanade on the River Condo association
 (954) 763-9703

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	1,215 sq ft	Aug 2023	\$437,000	\$360
302	1,215 sq ft	Aug 2023	\$620,000	\$510
1508	1,236 sq ft	Aug 2023	\$625,000	\$506
801	997 sq ft	May 2023	\$512,500	\$514

Market Information



Esplanade on the River:	\$469/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Esplanade on the River: 2%
 Fort Lauderdale: 4%
 Broward: 3%

Avg. Time to Close Over Last 12 Months



Esplanade on the River
Fort Lauderdale
Broward

123 days
76 days
67 days