

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:	4
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

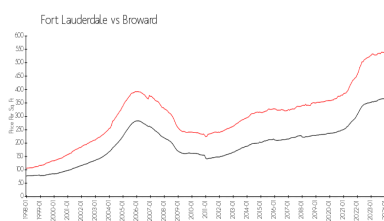
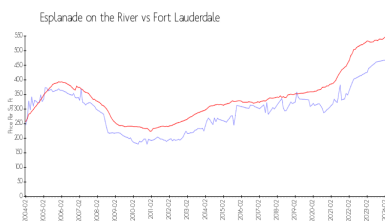
Building Association Information

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

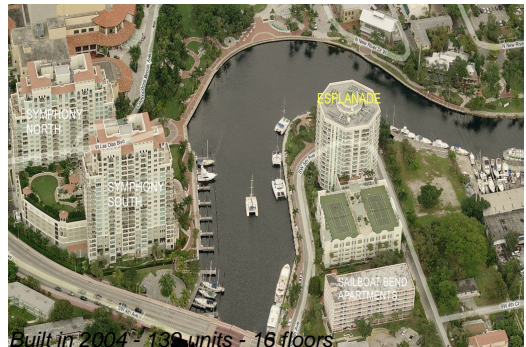


Esplanade on the River:	\$469/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Esplanade on the River
Fort Lauderdale
Broward

123 days
76 days
67 days