

# Unit 6 D - Plaza East

6 D - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11576252                                      |
| Status:         | Active   |
| Size:           | 1,450 Sq ft.                                   |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Guest Parking |
| View:           |  |
| List Price:     | \$699,000                                      |
| List PPSF:      | \$482  |
| Valuated Price: | \$773,000                                      |
| Valuated PPSF:  | \$533  |

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:                         | 266 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

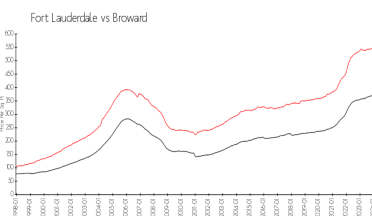
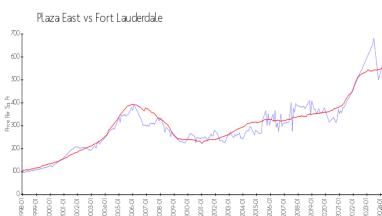
## Building Association Information

Plaza East Condominium Association  
(954) 563-5616 & (954) 567-0185

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 12K    | 1,450 sq ft | Jun 2024     | \$749,000  | \$517 |
| 10m    | 1,450 sq ft | Jun 2024     | \$880,000  | \$607 |
| 10K    | 1,450 sq ft | Nov 2023     | \$745,000  | \$514 |
| 16K    | 1,450 sq ft | Jul 2023     | \$650,000  | \$448 |

## Market Information

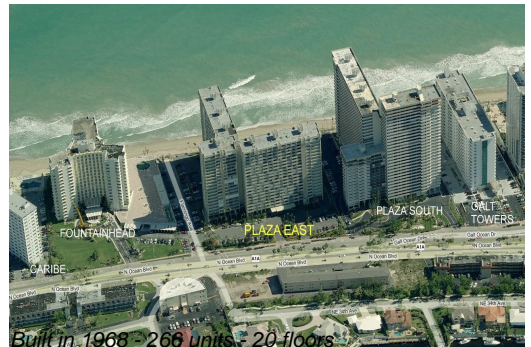


|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Plaza East:      | \$608/sq. ft. | Fort Lauderdale: | \$549/sq. ft. |
| Fort Lauderdale: | \$549/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Plaza East      | 2% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Plaza East  
Fort Lauderdale  
Broward

54 days  
80 days  
69 days