

Unit 704 - East Point Towers

704 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11583762
 Status: Active
 Size: 1,611 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$585,000
 List PPSF: \$363
 Valuated Price: \$438,000
 Valuated PPSF: \$272

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: 274
 Number of active listings for rent: 4
 Number of active listings for sale: 24
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

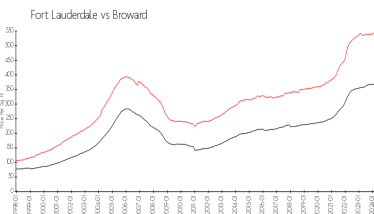
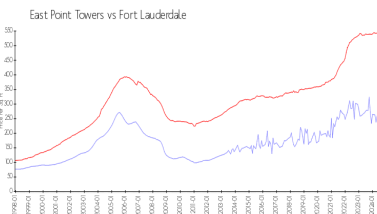
Building Association Information

East Point Towers Condominium Inc
 1170 N Federal Highway
 Fort Lauderdale, FL 33304-1441
 (954) 764-0334

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
813	1,920 sq ft	Jul 2024	\$495,000	\$258
523	1,491 sq ft	Jun 2024	\$377,500	\$253
503	896 sq ft	Jun 2024	\$260,000	\$290
102	1,920 sq ft	Jun 2024	\$540,000	\$281
1111	1,492 sq ft	May 2024	\$415,000	\$278
1217	1,050 sq ft	May 2024	\$275,000	\$262

Market Information

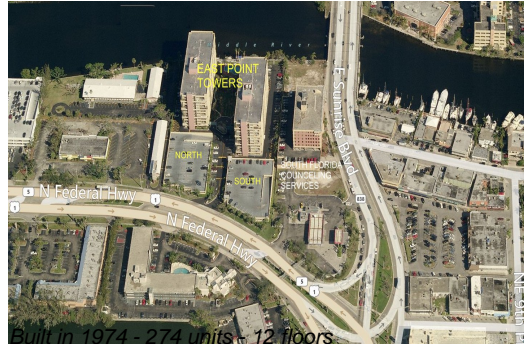


East Point Towers: \$266/sq. ft.
 Fort Lauderdale: \$545/sq. ft.

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 Broward: \$349/sq. ft.

Inventory for Sale

East Point Towers: 9%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

East Point Towers	74 days
Fort Lauderdale	82 days
Broward	70 days