

Unit 6E - Carlton Tower

6E - 3000 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	A11605058
Status:	Closed
Size:	846 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$315,000
List PPSF:	\$372
Valuated Price:	\$377,000
Valuated PPSF:	\$446

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:	128
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

Building Association Information

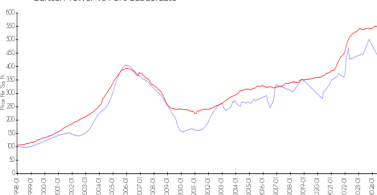
Carlton Tower
Address: 3000 E Sunrise Blvd,
Fort Lauderdale, FL 33304
Phone:(954) 563-8418

Recent Sales

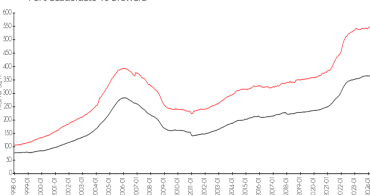
Unit #	Size	Closing Date	Sale Price	PPSF
6E	846 sq ft	Aug 2024	\$298,000	\$352
17F	1,202 sq ft	Jun 2024	\$495,000	\$412
3A	1,084 sq ft	May 2024	\$430,000	\$397
14H	400 sq ft	May 2024	\$308,700	\$772
4D	846 sq ft	Mar 2024	\$315,000	\$372

Market Information

Carlton Tower vs Fort Lauderdale



Fort Lauderdale vs Broward



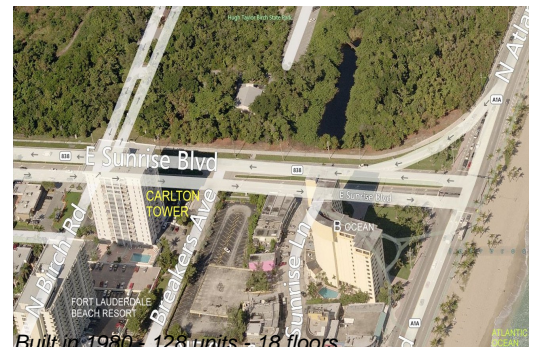
Carlton Tower:	\$477/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Carlton Tower	2%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Carlton Tower	68 days
Fort Lauderdale	84 days



Broward

72 days