

Unit 6E - Carlton Tower

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

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11605058 |
| Status: | Active |
| Size: | 846 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$324,900 |
| List PPSF: | \$384 |
| Valuated Price: | \$355,000 |
| Valuated PPSF: | \$420 |

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: | 10 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

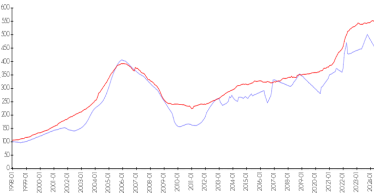
Carlton Tower
 Address: 3000 E Sunrise Blvd,
 Fort Lauderdale, FL 33304
 Phone:(954) 563-8418

Recent Sales

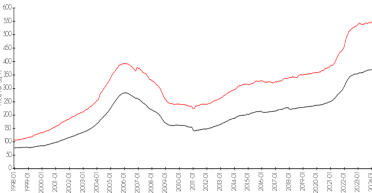
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 17F | 1,202 sq ft | Jun 2024 | \$495,000 | \$412 |
| 3A | 1,084 sq ft | May 2024 | \$430,000 | \$397 |
| 14H | 400 sq ft | May 2024 | \$308,700 | \$772 |
| 4D | 846 sq ft | Mar 2024 | \$315,000 | \$372 |
| 9B | 1,202 sq ft | Dec 2023 | \$500,000 | \$416 |

Market Information

Carlton Tower vs Fort Lauderdale



Fort Lauderdale vs Broward

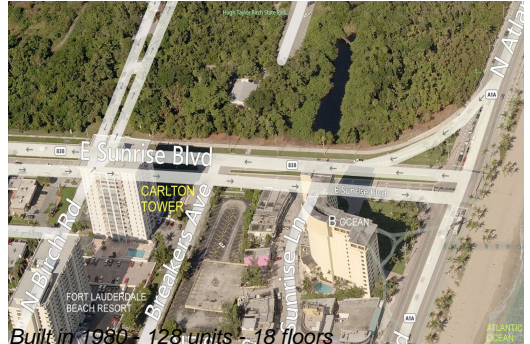


Carlton Tower: \$450/sq. ft.
 Fort Lauderdale: \$549/sq. ft.

Fort Lauderdale: \$549/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

| | |
|-----------------|----|
| Carlton Tower | 2% |
| Fort Lauderdale | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Carlton Tower | 78 days |
| Fort Lauderdale | 80 days |
| Broward | 69 days |