

Unit 3109 - Water Garden

3109 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11606027
 Status: Active
 Size: 1,469 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces:
 View:
 Rental Price: \$8,000
 List PPSF: \$5
 Valued Price: \$975,000
 Valued PPSF: \$664

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.

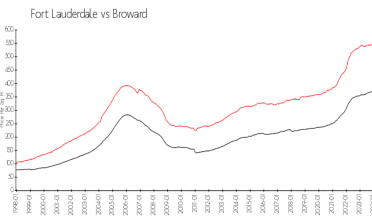
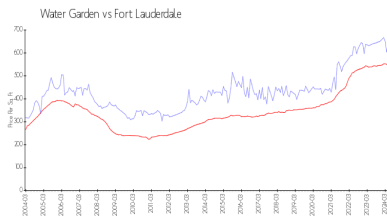
Building Information

Number of units: 315
 Number of active listings for rent: 8
 Number of active listings for sale: 15
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

Building Association Information

Water Garden Condo Association
 954-525-5535

Market Information



Water Garden: \$647/sq. ft. Fort Lauderdale: \$549/sq. ft.
 Fort Lauderdale: \$549/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Water Garden: 5%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Water Garden: 83 days
 Fort Lauderdale: 80 days
 Broward: 69 days

