

Unit 2445 SW 18th Ter # 1118 - Marina Oaks

2445 SW 18th Ter # 1118 - 2445 SW 18 Ter, Fort Lauderdale, FL, Broward 33315

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11607332 |
| Status: | Active |
| Size: | 632 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$187,000 |
| List PPSF: | \$296 |
| Valuated Price: | \$167,000 |
| Valuated PPSF: | \$264 |

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

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|--|-----|
| Number of units: | 306 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 1 |

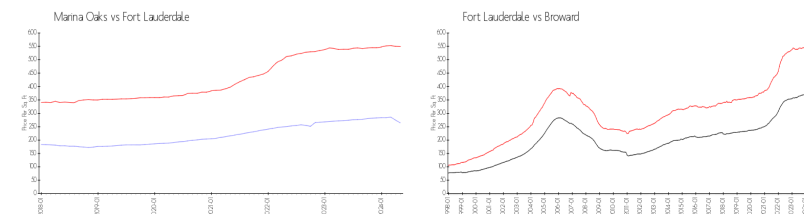
Building Association Information

Marina Oaks Condominium Association, Inc.
Address: 2449 SW 18th Terrace,
Fort Lauderdale, FL 33315
Phone: +1 954-728-8233
+1 954-632-3593

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 618 | 682 sq ft | Mar 2024 | \$180,000 | \$264 |
| 2205 | 682 sq ft | Feb 2024 | \$180,000 | \$264 |
| 104 | 632 sq ft | Jan 2024 | \$185,000 | \$293 |
| 916 | 632 sq ft | Dec 2023 | \$192,000 | \$304 |
| 1706 | 858 sq ft | Dec 2023 | \$225,000 | \$262 |

Market Information



Marina Oaks: \$264/sq. ft.
Fort Lauderdale: \$549/sq. ft.

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

Inventory for Sale

| | |
|-----------------|----|
| Marina Oaks | 2% |
| Fort Lauderdale | 5% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Marina Oaks | 43 days |
| Fort Lauderdale | 80 days |
| Broward | 69 days |