

Unit 105 - Omega 1

105 - 1681 NW 70 Ave, Plantation, FL, Broward 33313

Unit Information

MLS Number:	A11611631
Status:	Pending
Size:	960 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$140,000
List PPSF:	\$146
Valuated Price:	\$138,000
Valuated PPSF:	\$144

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:	78
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	12%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

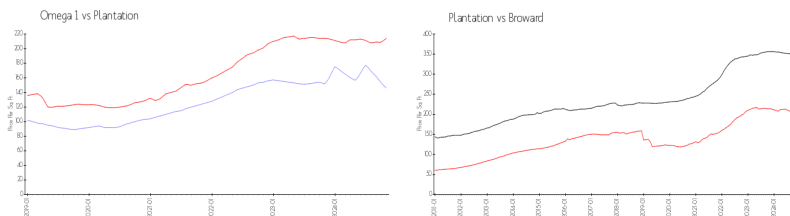
Building Association Information

Omega Condominiums
 Address: 7300 NW 17th St,
 Plantation, FL 33313
 Phone: +1 954-581-0165

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	660 sq ft	Sep 2024	\$145,000	\$220
310	960 sq ft	Jul 2024	\$170,000	\$177
315	943 sq ft	Mar 2024	\$143,500	\$152
216	960 sq ft	Jan 2024	\$160,000	\$167
317	678 sq ft	Dec 2023	\$137,000	\$202

Market Information



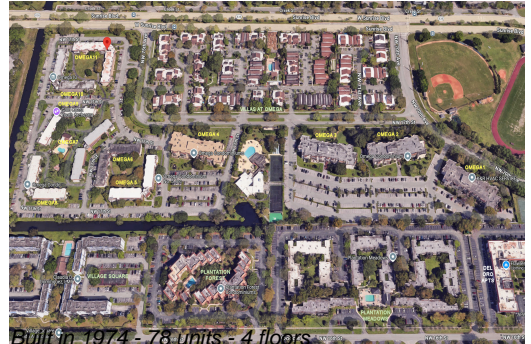
Omega 1:	\$146/sq. ft.	Plantation:	\$214/sq. ft.
Plantation:	\$214/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Omega 1	13%
Plantation	2%
Broward	5%

Avg. Time to Close Over Last 12 Months

Omega 1	48 days
Plantation	58 days



Broward

76 days