

# Unit 305 - Omega 7

305 - 7480 NW 17 St, Plantation, FL, Broward 33313

## Unit Information

MLS Number:	A11631388
Status:	Active
Size:	952 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$187,000
List PPSF:	\$196
Valuated Price:	\$183,000
Valuated PPSF:	\$192

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:	30
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	10%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

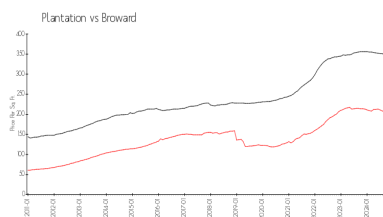
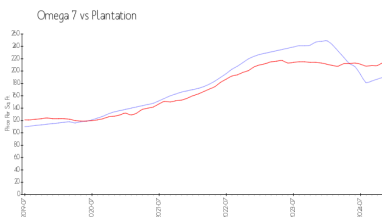
## Building Association Information

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	952 sq ft	Aug 2024	\$172,000	\$181
201	1,203 sq ft	Jun 2024	\$246,000	\$204
209	952 sq ft	May 2024	\$224,995	\$236
105	952 sq ft	Jan 2024	\$235,000	\$247

## Market Information



Omega 7: \$190/sq. ft.  
 Plantation: \$214/sq. ft.

Plantation: \$214/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Omega 7	10%
Plantation	2%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Omega 7	36 days
Plantation	57 days
Broward	77 days

