

# Unit 2371 NW 33rd St # 714 - Sailboat Pointe

2371 NW 33rd St # 714 - 2300-2667 NW 33 St, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	A11646273
Status:	Active
Size:	1,256 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$279,900
List PPSF:	\$223
Valuated Price:	\$273,000
Valuated PPSF:	\$217

*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:	376
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

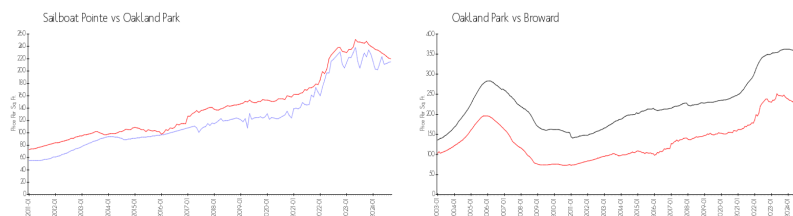
## Building Association Information

Sailboat Pointe  
Condominium Association Inc  
2325 NW 33rd St,  
Oakland Park, FL 33309  
(954) 677-9489

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1610	834 sq ft	Nov 2024	\$159,000	\$191
1505	1,256 sq ft	Nov 2024	\$202,500	\$161
1412	1,241 sq ft	Nov 2024	\$285,000	\$230
2115	834 sq ft	Oct 2024	\$165,000	\$198
2213	1,256 sq ft	Sep 2024	\$272,500	\$217

## Market Information



Sailboat Pointe: \$215/sq. ft.  
Oakland Park: \$220/sq. ft.

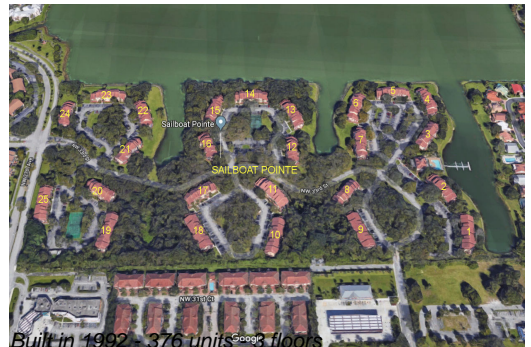
Oakland Park: \$220/sq. ft.  
Broward: \$339/sq. ft.

## Inventory for Sale

Sailboat Pointe	5%
Oakland Park	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Sailboat Pointe	50 days
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Oakland Park  
Broward

64 days  
75 days