

Unit 815 - East Point Towers

815 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11653435
 Status: Active
 Size: 896 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Deeded Parking
 View:
 List Price: \$224,000
 List PPSF: \$250
 Valuated Price: \$178,000
 Valuated PPSF: \$177

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: 274
 Number of active listings for rent: 4
 Number of active listings for sale: 24
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

Building Association Information

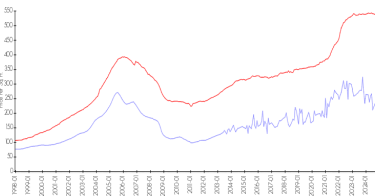
East Point Towers Condominium Inc
 1170 N Federal Highway
 Fort Lauderdale, FL 33304-1441
 (954) 764-0334

Recent Sales

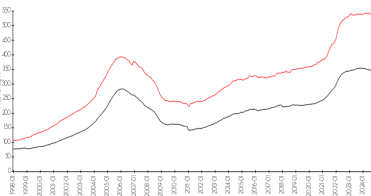
Unit #	Size	Closing Date	Sale Price	PPSF
208	1,138 sq ft	Jan 2025	\$255,000	\$224
423	1,491 sq ft	Jan 2025	\$255,000	\$171
224	1,592 sq ft	Dec 2024	\$165,000	\$104
213	1,920 sq ft	Nov 2024	\$310,000	\$161
221	1,344 sq ft	Oct 2024	\$240,000	\$179

Market Information

East Point Towers vs Fort Lauderdale



Fort Lauderdale vs Broward



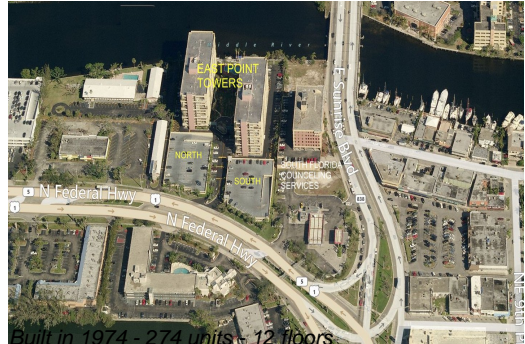
East Point Towers: \$189/sq. ft. Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

East Point Towers: 9%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

East Point Towers: 92 days
 Fort Lauderdale: 89 days



Broward

78 days