

# Unit 3H - Carlton Tower

3H - 3000 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11660173  
 Status: Active  
 Size: 400 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$235,000  
 List PPSF: \$588  
 Valuated Price: \$228,000  
 Valuated PPSF: \$570

*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: 128  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

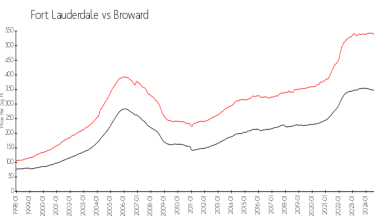
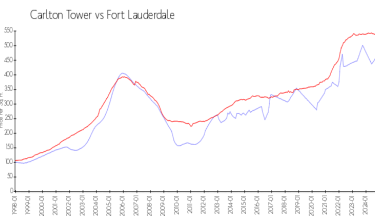
## Building Association Information

Carlton Tower  
 Address: 3000 E Sunrise Blvd,  
 Fort Lauderdale, FL 33304  
 Phone:(954) 563-8418

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8E	846 sq ft	Dec 2024	\$325,000	\$384
6E	846 sq ft	Aug 2024	\$298,000	\$352
17F	1,202 sq ft	Jun 2024	\$495,000	\$412
3A	1,084 sq ft	May 2024	\$430,000	\$397
14H	400 sq ft	May 2024	\$308,700	\$772

## Market Information



Carlton Tower: \$472/sq. ft.      Fort Lauderdale: \$527/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Carlton Tower: 3%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Carlton Tower: 42 days  
 Fort Lauderdale: 90 days



Broward

78 days