

Unit 104 - Omega 7

104 - 7480 NW 17 St, Plantation, FL, Broward 33313

Unit Information

MLS Number:	A11663156
Status:	Active
Size:	952 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$239,975
List PPSF:	\$252
Valuated Price:	\$180,000
Valuated PPSF:	\$189

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:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

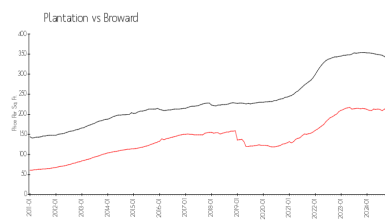
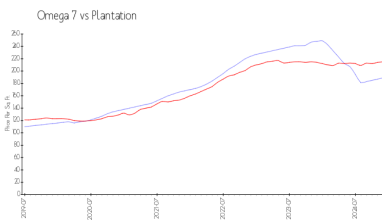
Building Association Information

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

Market Information



Omega 7:	\$191/sq. ft.	Plantation:	\$215/sq. ft.
Plantation:	\$215/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	39 days
Plantation	61 days
Broward	78 days

