

# Unit 2445 SW 18th Ter # 122 - Marina Oaks

2445 SW 18th Ter # 122 - 2445 SW 18 Ter, Fort Lauderdale, FL, Broward 33315

## Unit Information

MLS Number: A11673937  
 Status: Active  
 Size: 858 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$250,000  
 List PPSF: \$291  
 Valuated Price: \$250,000  
 Valuated PPSF: \$291

*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: 306  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

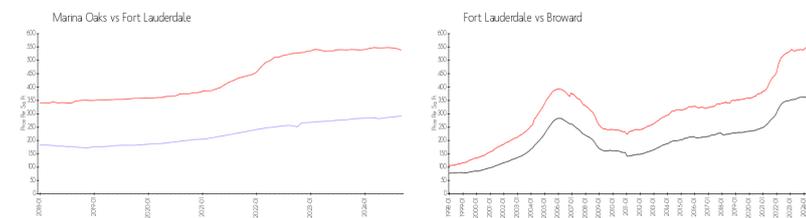
## Building Association Information

Marina Oaks Condominium Association, Inc.  
 Address: 2449 SW 18th Terrace,  
 Fort Lauderdale, FL 33315  
 Phone: +1 954-728-8233  
 +1 954-632-3593

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1507	858 sq ft	Sep 2024	\$250,000	\$291
203	858 sq ft	Aug 2024	\$244,000	\$284
1807	858 sq ft	Aug 2024	\$220,000	\$256
1904	632 sq ft	Aug 2024	\$180,000	\$285
618	682 sq ft	Mar 2024	\$180,000	\$264

## Market Information



Marina Oaks: \$291/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.  
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 Broward: \$339/sq. ft.

## Inventory for Sale

Marina Oaks 2%  
 Fort Lauderdale 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Marina Oaks 39 days



Fort Lauderdale  
Broward

86 days  
74 days