

Unit 7J - White Egret

7J - 2200 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number: A11684543
 Status: Active
 Size: 1,425 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking
 View:
 List Price: \$549,000
 List PPSF: \$385
 Valuated Price: \$454,000
 Valuated PPSF: \$319

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: 160
 Number of active listings for rent: 3
 Number of active listings for sale: 5
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

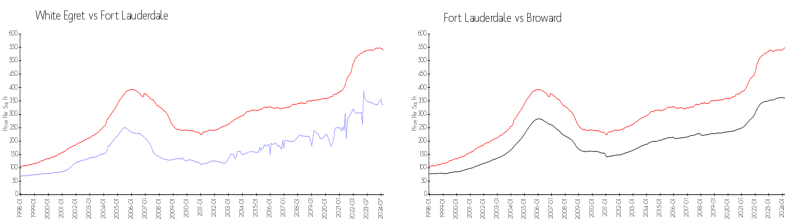
Building Association Information

White Egret Condominium Inc
 2200 NE 33rd Avenue Apartment 11d
 Fort Lauderdale, FL33305
 (954) 563-2711

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 15B | 1,425 sq ft | Oct 2024 | \$537,000 | \$377 |
| 8D | 1,103 sq ft | Oct 2024 | \$370,000 | \$335 |
| 5B | 1,425 sq ft | Sep 2024 | \$445,000 | \$312 |
| 14H | 1,103 sq ft | Aug 2024 | \$380,000 | \$345 |
| 9c | 1,103 sq ft | Jul 2024 | \$440,000 | \$399 |

Market Information



White Egret: \$334/sq. ft. Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

White Egret: 3%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

White Egret: 66 days



Fort Lauderdale
Broward

86 days
74 days