

# Unit 606 - Everglades Club

606 - 2300 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	A11686254
Status:	Active
Size:	1,316 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$598,000
List PPSF:	\$454
Valuated Price:	\$465,000
Valuated PPSF:	\$353

*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:	44
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	11%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

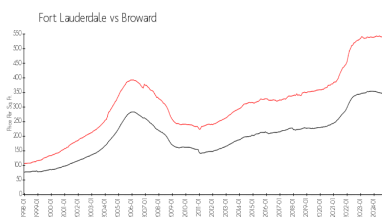
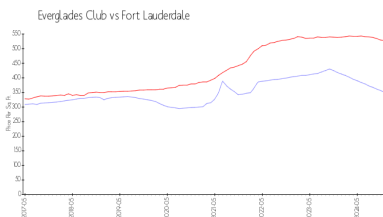
## Building Association Information

Everglades Club Condominium  
 Address: 2300 NE 33rd Ave,  
 Fort Lauderdale, FL 33305  
 (954) 563-5016

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	1,369 sq ft	Dec 2024	\$495,000	\$362
302	1,369 sq ft	Dec 2024	\$390,000	\$285
902	1,369 sq ft	Feb 2024	\$585,000	\$427
201	1,408 sq ft	Feb 2024	\$590,000	\$419

## Market Information



Everglades Club: \$352/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.

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

## Inventory for Sale

Everglades Club	11%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Everglades Club	78 days
Fort Lauderdale	90 days
Broward	78 days

