

Unit 1506 - Water Garden

1506 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11687033
Status:	Active
Size:	820 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$419,000
List PPSF:	\$511
Valuated Price:	\$429,000
Valuated PPSF:	\$523

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:	315
Number of active listings for rent:	8
Number of active listings for sale:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

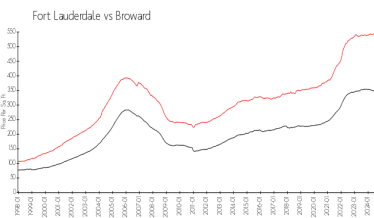
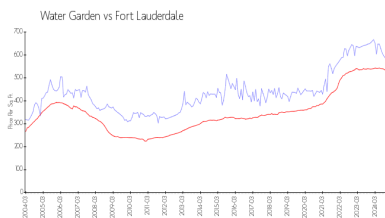
Building Association Information

Water Garden Condo Association
954-525-5535

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2209	1,469 sq ft	Jan 2025	\$855,000	\$582
2306	820 sq ft	Aug 2024	\$495,000	\$604
2201	1,615 sq ft	Jun 2024	\$1,050,000	\$650
3002	1,178 sq ft	Jun 2024	\$855,000	\$726
1104	1,469 sq ft	May 2024	\$1,100,000	\$749

Market Information



Water Garden:	\$570/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Water Garden	7%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Water Garden	74 days
Fort Lauderdale	89 days
Broward	78 days

