

# Unit 219 - Omega 3

219 - 7100 NW 17 St, Plantation, FL, Broward 33313

## Unit Information

MLS Number: A11692642  
 Status: Active  
 Size: 1,080 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$225,000  
 List PPSF: \$208  
 Valuated Price: \$183,000  
 Valuated PPSF: \$169

*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: 78  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

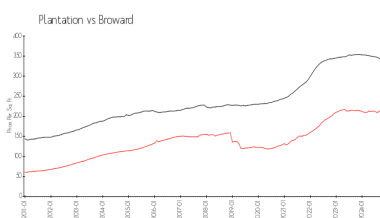
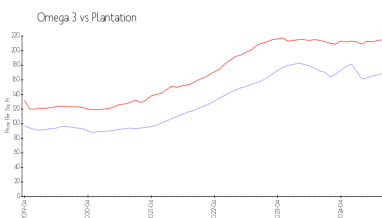
## Building Association Information

Omega Condominiums  
 Address: 7300 NW 17th St,  
 Plantation, FL 33313  
 Phone: +1 954-581-0165

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 315    | 960 sq ft | Jan 2025     | \$180,000  | \$188 |
| 420    | 960 sq ft | Jan 2025     | \$160,000  | \$167 |
| 409    | 960 sq ft | Aug 2024     | \$157,000  | \$164 |
| 207    | 660 sq ft | Jun 2024     | \$134,000  | \$203 |
| 415    | 943 sq ft | Feb 2024     | \$160,000  | \$170 |

## Market Information



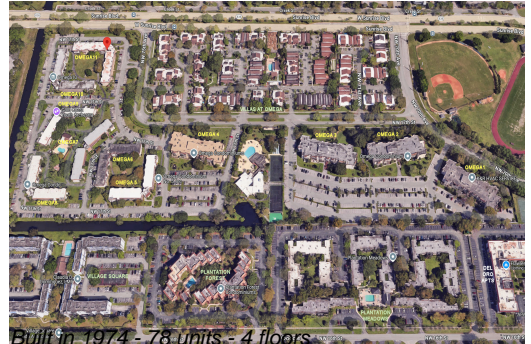
Omega 3: \$171/sq. ft.      Plantation: \$215/sq. ft.  
 Plantation: \$215/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Omega 3: 5%  
 Plantation: 2%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Omega 3: 114 days  
 Plantation: 60 days



Broward

78 days