

# Unit 304 - Everglades House

304 - 2000 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11702227  
 Status: Active  
 Size: 1,068 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Electric Vehicle Charging Station

View:  
 List Price: \$499,900  
 List PPSF: \$468  
 Valuated Price: \$509,000  
 Valuated PPSF: \$477

*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: 0  
 Number of active listings for sale: 30  
 Building inventory for sale: 18%  
 Number of sales over the last 12 months: 29  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

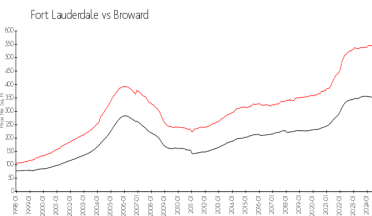
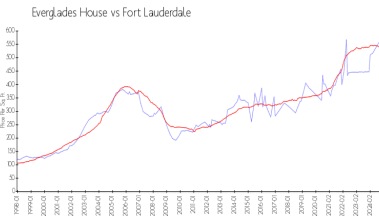
## Building Association Information

Everglades House Condominium Association, Inc.  
 (954)525-6391

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1706	1,688 sq ft	May 2024	\$750,000	\$444
305	1,688 sq ft	Apr 2024	\$677,500	\$401
1203	1,110 sq ft	Apr 2024	\$535,000	\$482
804	1,068 sq ft	Apr 2024	\$520,000	\$487
805	1,688 sq ft	Apr 2024	\$780,000	\$462

## Market Information



Everglades House: \$565/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Everglades House: 19%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Everglades House: 80 days  
 Fort Lauderdale: 89 days  
 Broward: 76 days

