

# 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

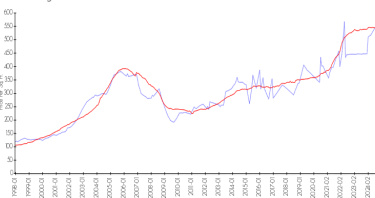
Everglades House Condominium Association, Inc.  
(954)525-6391

## Recent Sales

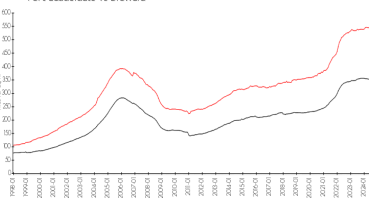
Unit #	Size	Closing Date	Sale Price	PPSF
1706	1,688 sq ft	May 2024	\$750,000	\$444
305	1,688 sq ft	Apr 2024	\$677,500	\$401
1203	1,110 sq ft	Apr 2024	\$535,000	\$482
804	1,068 sq ft	Apr 2024	\$520,000	\$487
805	1,688 sq ft	Apr 2024	\$780,000	\$462

## Market Information

Everglades House vs Fort Lauderdale



Fort Lauderdale vs Broward



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

Fort Lauderdale: \$535/sq. ft.  
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

