

Unit 6700 NE 22nd Way # 2211 - Imperial Point Colonnades (1 to 23)

6700 NE 22nd Way # 2211 - 2151-2271 NE 68 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11704238
 Status: Active
 Size: 875 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$135,000
 List PPSF: \$154
 Valuated Price: \$154,000
 Valuated PPSF: \$176

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: 552
 Number of active listings for rent: 0
 Number of active listings for sale: 18
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

Building Association Information

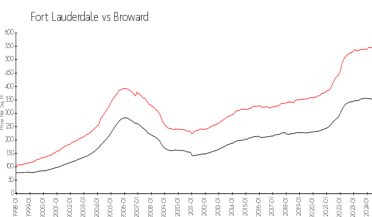
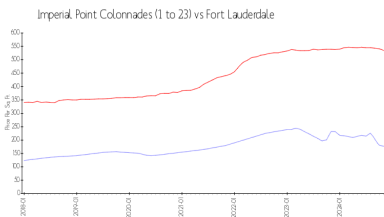
Imperial Point Colonnades
 2156 NE 67 Street
 Ft. Lauderdale, FL 33308
 Office: (954) 491-2400
 Fax: (954) 491-2462

<http://www.imperialpointcolonnades.com/default.php>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1611 | 875 sq ft | Nov 2024 | \$165,000 | \$189 |
| 104 | 1,100 sq ft | Nov 2024 | \$165,000 | \$150 |
| 1302 | 875 sq ft | Oct 2024 | \$155,000 | \$177 |
| 412 | 950 sq ft | Oct 2024 | \$160,000 | \$168 |
| 407 | 900 sq ft | Aug 2024 | \$169,000 | \$188 |

Market Information



| | | | |
|--------------------------------------|---------------|------------------|---------------|
| Imperial Point Colonnades (1 to 23): | \$177/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward: | \$334/sq. ft. |

Inventory for Sale



Built in 1977 - 552 units - 2 floors

| | |
|-------------------------------------|----|
| Imperial Point Colonnades (1 to 23) | 3% |
| Fort Lauderdale | 6% |
| Broward | 5% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------------|---------|
| Imperial Point Colonnades (1 to 23) | 80 days |
| Fort Lauderdale | 89 days |
| Broward | 76 days |