

# Unit 110 - PAC - Wilton Station

110 - PAC - 2601 NE 14 Av, Wilton Manors, FL, Broward 33305

## Unit Information

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| MLS Number:     | A11796031                                                             |
| Status:         | Active                                                                |
| Size:           | 1,261 Sq ft.                                                          |
| Bedrooms:       | 2                                                                     |
| Full Bathrooms: | 2                                                                     |
| Half Bathrooms: | 1                                                                     |
| Parking Spaces: | 1 Space,Additional Spaces<br>Available,Assigned Parking,Guest Parking |
| View:           |                                                                       |
| List Price:     | \$399,995                                                             |
| List PPSF:      | \$317                                                                 |
| Valuated Price: | \$401,000                                                             |
| Valuated PPSF:  | \$318                                                                 |

*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.*

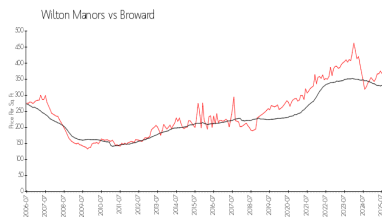
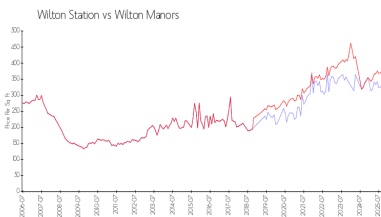
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 272 |
| Number of active listings for rent:      | 11  |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 28  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 6   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 402    | 1,389 sq ft | Dec 2025     | \$490,000  | \$353 |
| 406    | 1,386 sq ft | Nov 2025     | \$394,500  | \$285 |
| 307    | 1,386 sq ft | Oct 2025     | \$450,000  | \$325 |
| 101    | 1,650 sq ft | Oct 2025     | \$569,000  | \$345 |
| 505    | 1,888 sq ft | Sep 2025     | \$604,500  | \$320 |
| 308    | 1,400 sq ft | Sep 2025     | \$435,000  | \$311 |

## Market Information



Wilton Station: \$308/sq. ft.  
Wilton Manors: \$367/sq. ft.

Wilton Manors: \$367/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|                |    |
|----------------|----|
| Wilton Station | 5% |
| Wilton Manors  | 3% |
| Broward        | 4% |

## Avg. Time to Close Over Last 12 Months

|                |         |
|----------------|---------|
| Wilton Station | 59 days |
| Wilton Manors  | 57 days |
| Broward        | 88 days |

