

# Unit 2504 - Water Garden

2504 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10384284
Status:	Active
Size:	1,469 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Ocean View,River,Water View
List Price:	\$979,000
List PPSF:	\$666
Valuated Price:	\$944,000
Valuated PPSF:	\$643

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:	315
Number of active listings for rent:	8
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

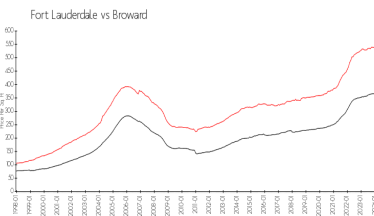
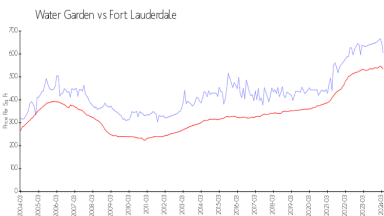
## Building Association Information

Water Garden Condo Association  
954-525-5535

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1107	820 sq ft	Apr 2024	\$459,000	\$560
601	1,615 sq ft	Apr 2024	\$855,000	\$529
2203	1,204 sq ft	Mar 2024	\$920,000	\$764
507	820 sq ft	Mar 2024	\$33,000	\$40
210	1,204 sq ft	Jan 2024	\$635,000	\$527
2902	1,178 sq ft	Jan 2024	\$900,000	\$764
702	1,178 sq ft	Jan 2024	\$729,000	\$619

## Market Information



Water Garden: \$604/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Water Garden	4%
Fort Lauderdale	4%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Water Garden	76 days
Fort Lauderdale	76 days
Broward	67 days