

# Unit 815 - East Point Towers

815 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |                                      |
|-----------------|--------------------------------------|
| MLS Number:     | F10403409                            |
| Status:         | Active                               |
| Size:           | 896 Sq ft.                           |
| Bedrooms:       | 1                                    |
| Full Bathrooms: | 1                                    |
| Half Bathrooms: | 0                                    |
| Parking Spaces: | 1 Space,Deeded Parking,Guest Parking |
| View:           | Garden View,Pool Area View,River     |
| List Price:     | \$249,000                            |
| List PPSF:      | \$278                                |
| Valuated Price: | \$244,000                            |
| Valuated PPSF:  | \$243                                |

*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:                         | 274 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 29  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 22  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 6   |

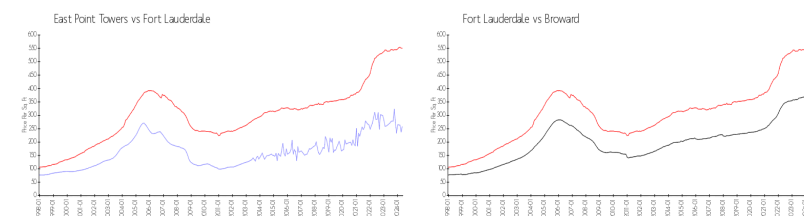
## Building Association Information

East Point Towers Condominium Inc  
1170 N Federal Highway  
Fort Lauderdale, FL 33304-1441  
(954) 764-0334

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1111   | 1,492 sq ft | May 2024     | \$415,000  | \$278 |
| 1217   | 1,050 sq ft | May 2024     | \$275,000  | \$262 |
| 718    | 1,138 sq ft | Apr 2024     | \$214,000  | \$188 |
| 502    | 1,920 sq ft | Mar 2024     | \$589,000  | \$307 |
| 319    | 1,138 sq ft | Mar 2024     | \$265,000  | \$233 |
| 217    | 1,005 sq ft | Mar 2024     | \$285,000  | \$284 |

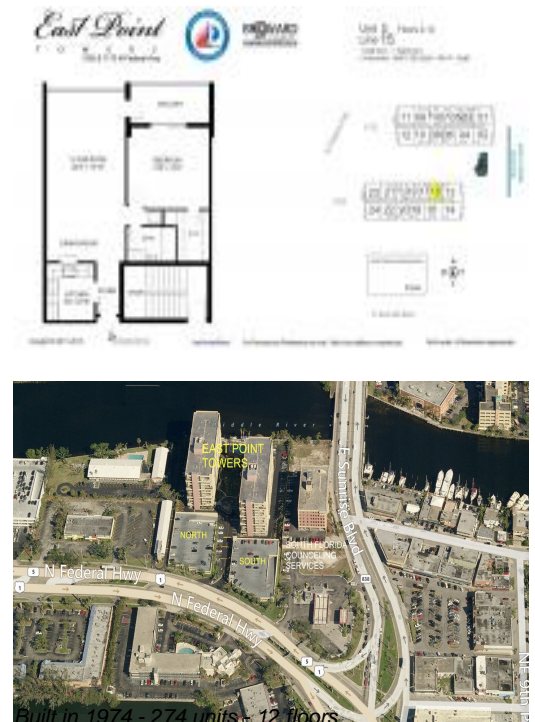
## Market Information



|                    |               |                  |               |
|--------------------|---------------|------------------|---------------|
| East Point Towers: | \$259/sq. ft. | Fort Lauderdale: | \$550/sq. ft. |
| Fort Lauderdale:   | \$550/sq. ft. | Broward:         | \$350/sq. ft. |

## Inventory for Sale

|                   |     |
|-------------------|-----|
| East Point Towers | 11% |
| Fort Lauderdale   | 4%  |
| Broward           | 3%  |



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

|                   |         |
|-------------------|---------|
| East Point Towers | 70 days |
| Fort Lauderdale   | 79 days |
| Broward           | 68 days |