

Unit 612 - East Point Towers

612 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10410596
Status:	Active
Size:	1,592 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View
List Price:	\$374,500
List PPSF:	\$235
Valuated Price:	\$306,000
Valuated PPSF:	\$228

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:	25
Building inventory for sale:	9%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

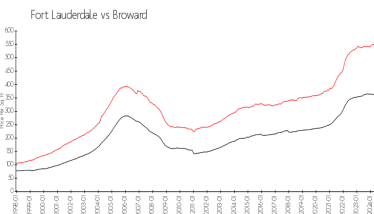
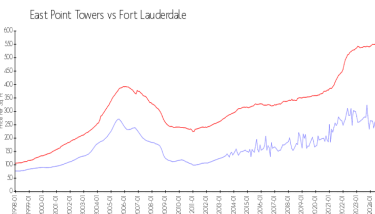
Building Association Information

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
813	1,920 sq ft	Jul 2024	\$495,000	\$258
523	1,491 sq ft	Jun 2024	\$377,500	\$253
503	896 sq ft	Jun 2024	\$260,000	\$290
102	1,920 sq ft	Jun 2024	\$540,000	\$281
1111	1,492 sq ft	May 2024	\$415,000	\$278
1217	1,050 sq ft	May 2024	\$275,000	\$262

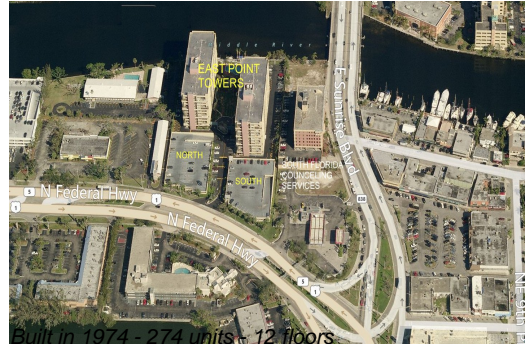
Market Information



East Point Towers:	\$215/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale

East Point Towers	9%
Fort Lauderdale	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

East Point Towers	73 days
Fort Lauderdale	84 days
Broward	72 days