

Unit 2485 NW 33rd St # 1608 - Sailboat Pointe

2485 NW 33rd St # 1608 - 2300-2667 NW 33 St, Oakland Park, FL, Broward 33309

Unit Information

| | |
|-----------------|------------|
| MLS Number: | F10412585 |
| Status: | Active |
| Size: | 834 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Lake |
| List Price: | \$214,900 |
| List PPSF: | \$258 |
| Valuated Price: | \$168,000 |
| Valuated PPSF: | \$201 |

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

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|--|-----|
| Number of units: | 376 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 19 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 17 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 5 |

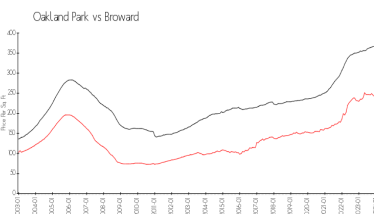
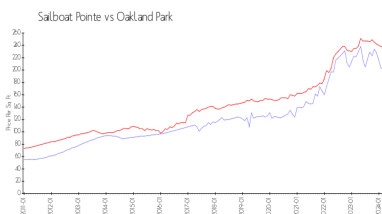
Building Association Information

Sailboat Pointe
Condominium Association Inc
2325 NW 33rd St,
Oakland Park, FL 33309
(954) 677-9489

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 705 | 1,256 sq ft | May 2024 | \$278,000 | \$221 |
| 1504 | 1,256 sq ft | Mar 2024 | \$200,000 | \$159 |
| 1412 | 1,241 sq ft | Mar 2024 | \$285,000 | \$230 |
| 1508 | 1,256 sq ft | Feb 2024 | \$280,000 | \$223 |
| 1107 | 1,241 sq ft | Feb 2024 | \$251,500 | \$203 |

Market Information



Sailboat Pointe: \$201/sq. ft.
Oakland Park: \$236/sq. ft.

Oakland Park: \$236/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

| | |
|-----------------|----|
| Sailboat Pointe | 5% |
| Oakland Park | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Sailboat Pointe | 52 days |
| Oakland Park | 47 days |
| Broward | 67 days |