

Unit 1215 - East Point Towers

1215 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10414643
Status:	Active
Size:	896 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	Garden View,River
List Price:	\$259,900
List PPSF:	\$290
Valuated Price:	\$207,000
Valuated PPSF:	\$197

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:	24
Building inventory for sale:	8%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

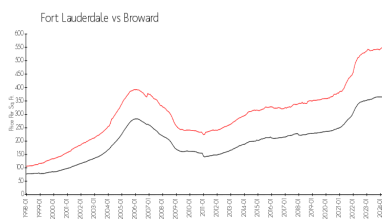
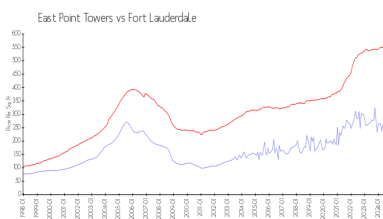
Building Association Information

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
1203	896 sq ft	Sep 2024	\$260,000	\$290
302	1,920 sq ft	Sep 2024	\$515,000	\$268
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

Market Information



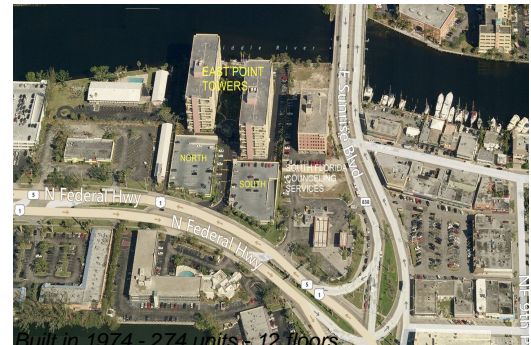
East Point Towers:	\$202/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

East Point Towers	74 days
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Fort Lauderdale
Broward

84 days
72 days