

Unit 503 - East Point Towers

503 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10415621
Status:	Active Under Contract
Size:	896 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	River
List Price:	\$275,000
List PPSF:	\$307
Valuated Price:	\$299,000
Valuated PPSF:	\$260

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

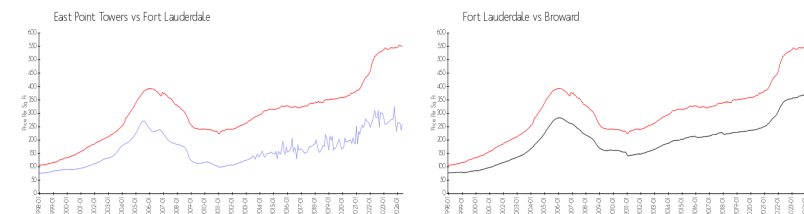
Building Association Information

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

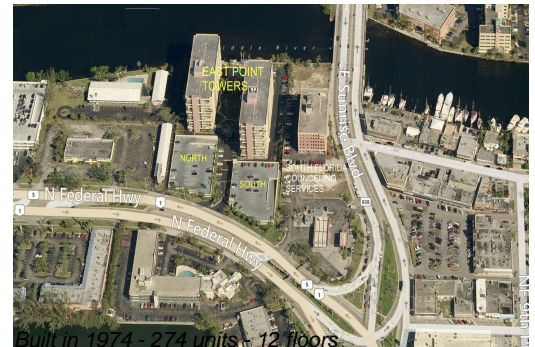
Market Information



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