

Unit 6E - White Egret

6E - 2200 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

Unit Information

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|-----------------|--|
| MLS Number: | F10418407 |
| Status: | Active |
| Size: | 1,103 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Ocean View,Other View,Water View |
| List Price: | \$339,900 |
| List PPSF: | \$308 |
| Valuated Price: | \$350,000 |
| Valuated PPSF: | \$317 |

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: | 160 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 5 |

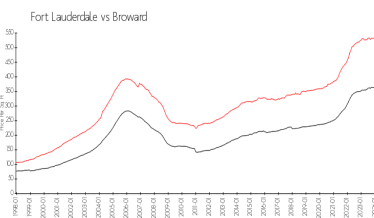
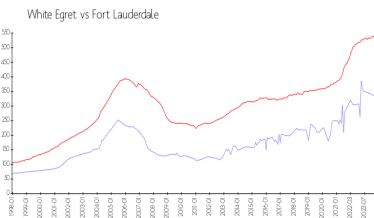
Building Association Information

White Egret Condominium Inc
 2200 NE 33rd Avenue Apartment 11d
 Fort Lauderdale, FL33305
 (954) 563-2711

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 9G | 1,103 sq ft | May 2024 | \$435,000 | \$394 |
| 14B | 1,425 sq ft | Apr 2024 | \$490,000 | \$344 |
| 6J | 1,425 sq ft | Mar 2024 | \$480,000 | \$337 |
| 8G | 1,103 sq ft | Mar 2024 | \$335,000 | \$304 |
| 5A | 1,425 sq ft | Feb 2024 | \$400,000 | \$281 |

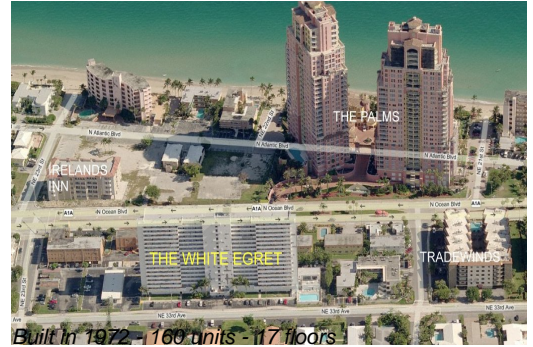
Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| White Egret: | \$336/sq. ft. | Fort Lauderdale: | \$528/sq. ft. |
| Fort Lauderdale: | \$528/sq. ft. | Broward: | \$349/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| White Egret | 3% |
| Fort Lauderdale | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| White Egret | 62 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |