

# Unit 2465 NW 33rd St # 1507 - Sailboat Pointe

2465 NW 33rd St # 1507 - 2300-2667 NW 33 St, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10421631
Status:	Active
Size:	1,241 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$275,000
List PPSF:	\$222
Valuated Price:	\$252,000
Valuated PPSF:	\$203

*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:	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:	18
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

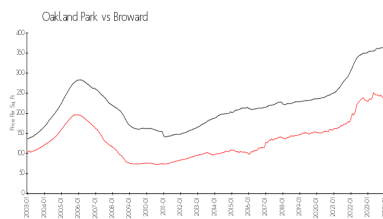
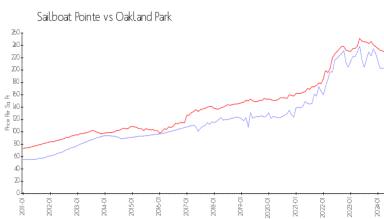
## Building Association Information

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
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
1410	1,256 sq ft	Jan 2024	\$295,000	\$235
2415	834 sq ft	Jan 2024	\$210,000	\$252

## Market Information



Sailboat Pointe:	\$203/sq. ft.	Oakland Park:	\$229/sq. ft.
Oakland Park:	\$229/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Sailboat Pointe	5%
Oakland Park	4%
Broward	3%



**Avg. Time to Close Over Last 12 Months**

Sailboat Pointe	48 days
Oakland Park	45 days
Broward	66 days