

# Unit 1022 - East Point Towers

1022 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10425718
Status:	Pending
Size:	1,344 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Other View
List Price:	\$310,000
List PPSF:	\$231
Valuated Price:	\$306,000
Valuated PPSF:	\$211

*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:	10
Number of sales over the last 3 months:	6

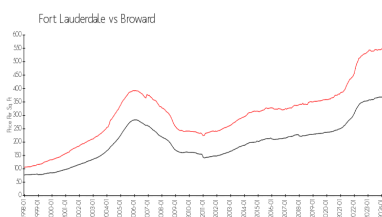
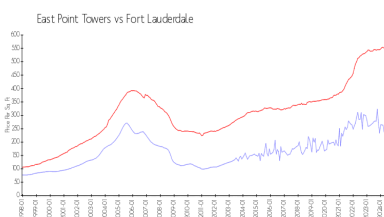
## Building Association Information

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
102	1,920 sq ft	Jun 2024	\$540,000	\$281
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

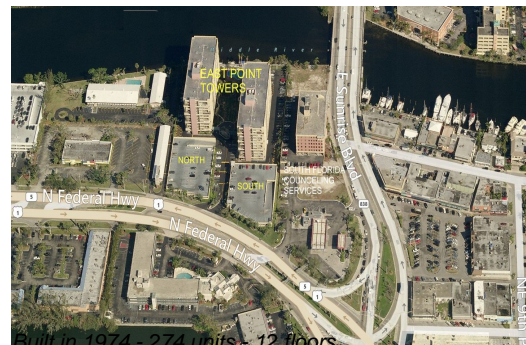


East Point Towers: \$259/sq. ft.  
Fort Lauderdale: \$550/sq. ft.

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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	72 days
Fort Lauderdale	79 days
Broward	69 days