

# Unit 2506 - Water Garden

2506 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10426202  
 Status: Active  
 Size: 820 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 Rental Price: \$3,250  
 List PPSF: \$4  
 Valuated Price: \$503,000  
 Valuated PPSF: \$613

*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.*

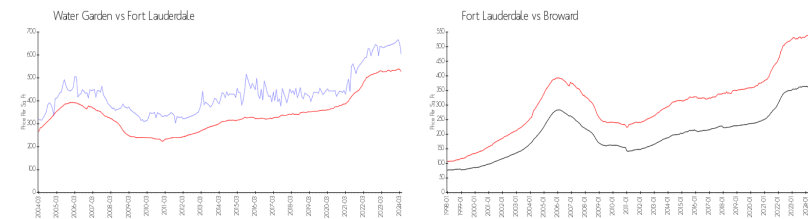
## Building Information

Number of units: 315  
 Number of active listings for rent: 8  
 Number of active listings for sale: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

## Building Association Information

Water Garden Condo Association  
 954-525-5535

## Market Information



Water Garden: \$604/sq. ft.      Fort Lauderdale: \$528/sq. ft.  
 Fort Lauderdale: \$528/sq. ft.      Broward: \$348/sq. ft.

## Inventory for Sale

Water Garden: 3%  
 Fort Lauderdale: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Water Garden: 76 days  
 Fort Lauderdale: 76 days  
 Broward: 66 days

