

Unit 1104 - Water Garden

1104 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10426940
 Status: Active
 Size: 1,469 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Covered Parking, Guest Parking, Valet Parking
 View: Ocean View, River, Water View
 List Price: \$1,150,000
 List PPSF: \$783
 Valuated Price: \$822,000
 Valuated PPSF: \$560

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: 13
 Building inventory for sale: 4%
 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

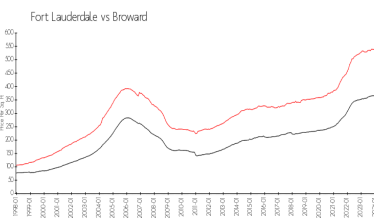
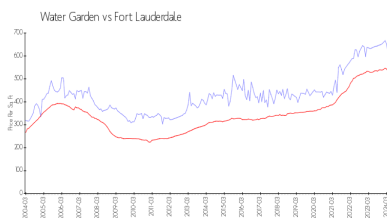
Building Association Information

Water Garden Condo Association
 954-525-5535

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1107	820 sq ft	Apr 2024	\$459,000	\$560
601	1,615 sq ft	Apr 2024	\$855,000	\$529
2203	1,204 sq ft	Mar 2024	\$920,000	\$764
507	820 sq ft	Mar 2024	\$33,000	\$40
210	1,204 sq ft	Jan 2024	\$635,000	\$527
2902	1,178 sq ft	Jan 2024	\$900,000	\$764
702	1,178 sq ft	Jan 2024	\$729,000	\$619

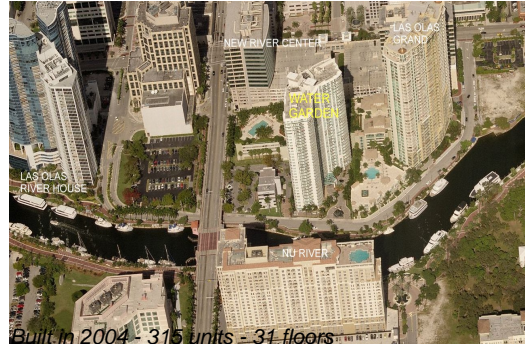
Market Information



Water Garden: \$604/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Water Garden 4%
 Fort Lauderdale 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Water Garden	76 days
Fort Lauderdale	76 days
Broward	67 days