

Unit 2201 - Water Garden

2201 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10432992
Status:	Active
Size:	1,615 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View,River
List Price:	\$1,200,000
List PPSF:	\$743
Valuated Price:	\$1,035,000
Valuated PPSF:	\$641

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

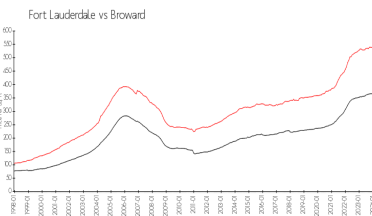
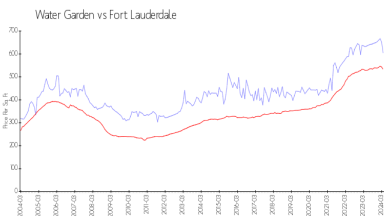
Building Association Information

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

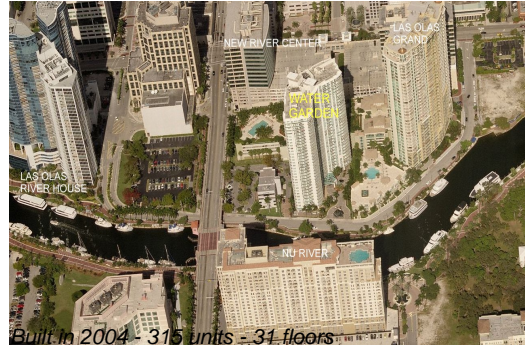


Water Garden: \$604/sq. ft.
Fort Lauderdale: \$533/sq. ft.

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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