

Unit 12 M - Plaza East

12 M - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10436428
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Open Space Parking
View:	Club Area View,Direct Ocean,Pool Area View
List Price:	\$875,000
List PPSF:	\$603
Valuated Price:	\$959,000
Valuated PPSF:	\$664

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:	266
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

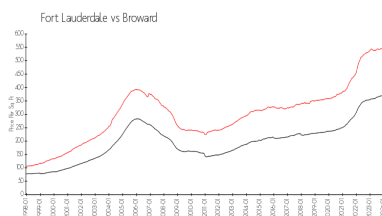
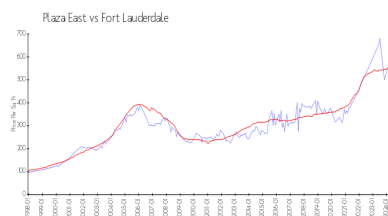
Building Association Information

Plaza East Condominium Association
(954) 563-5616 & (954) 567-0185

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12K	1,450 sq ft	Jun 2024	\$749,000	\$517
10m	1,450 sq ft	Jun 2024	\$880,000	\$607
10K	1,450 sq ft	Nov 2023	\$745,000	\$514
16K	1,450 sq ft	Jul 2023	\$650,000	\$448

Market Information

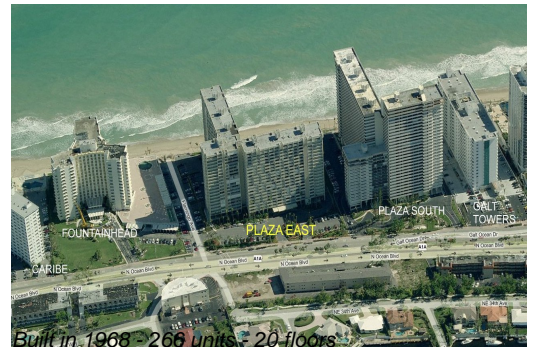


Plaza East:	\$608/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Plaza East	2%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Plaza East
Fort Lauderdale
Broward

54 days
80 days
69 days