

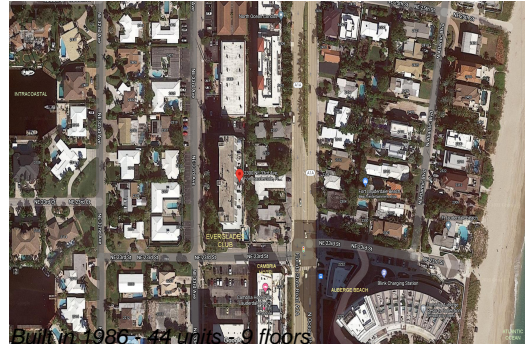
Unit 302 - Everglades Club

302 - 2300 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number: F10436624
 Status: Active
 Size: 1,369 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Parking-Under Building
 View: Other View
 List Price: \$479,000
 List PPSF: \$350
 Valuated Price: \$496,000
 Valuated PPSF: \$362

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: 44
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 13%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

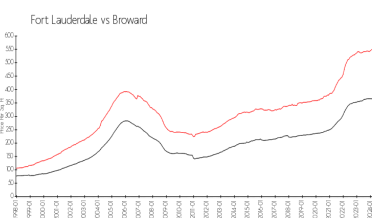
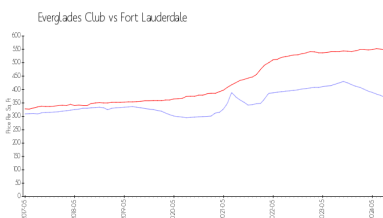
Building Association Information

Everglades Club Condominium
 Address: 2300 NE 33rd Ave,
 Fort Lauderdale, FL 33305
 (954) 563-5016

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
902	1,369 sq ft	Feb 2024	\$585,000	\$427
201	1,408 sq ft	Feb 2024	\$590,000	\$419
202	1,519 sq ft	Oct 2023	\$600,000	\$395

Market Information



Everglades Club: \$371/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

Everglades Club: 14%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Everglades Club
Fort Lauderdale
Broward

16 days
84 days
72 days