

Unit 2305 - Water Garden

2305 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10436881
Status:	Active
Size:	1,080 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	River
List Price:	\$649,000
List PPSF:	\$601
Valuated Price:	\$695,000
Valuated PPSF:	\$644

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:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

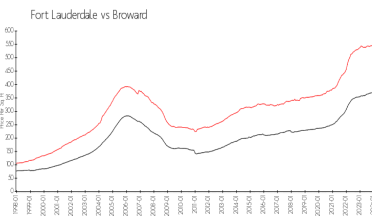
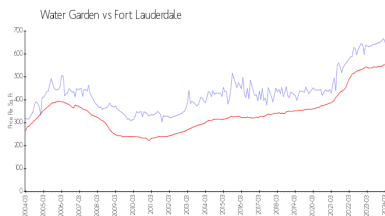
Building Association Information

Water Garden Condo Association
954-525-5535

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201	1,615 sq ft	Jun 2024	\$1,050,000	\$650
3002	1,178 sq ft	Jun 2024	\$855,000	\$726
1104	1,469 sq ft	May 2024	\$1,100,000	\$749
1107	820 sq ft	Apr 2024	\$459,000	\$560
601	1,615 sq ft	Apr 2024	\$855,000	\$529

Market Information

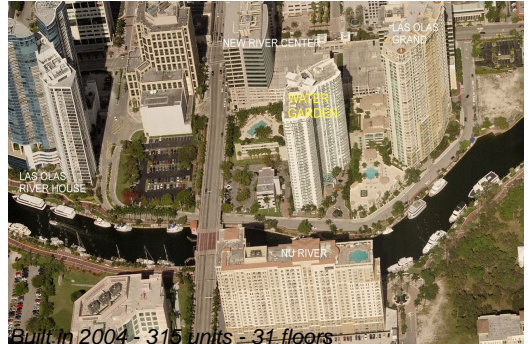


Water Garden:	\$647/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Water Garden	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Water Garden
Fort Lauderdale
Broward

83 days
80 days
69 days