

# 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:	\$599,999
List PPSF:	\$556
Valuated Price:	\$660,000
Valuated PPSF:	\$611

*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:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

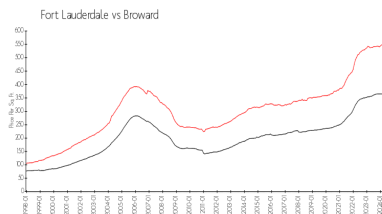
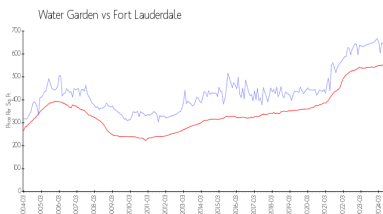
## Building Association Information

Water Garden Condo Association  
954-525-5535

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2306	820 sq ft	Aug 2024	\$495,000	\$604
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: \$614/sq. ft.  
Fort Lauderdale: \$543/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Water Garden	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Water Garden	83 days
Fort Lauderdale	84 days
Broward	72 days

