

# Unit 14 G - Plaza East

14 G - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10440926
Status:	Active
Size:	1,870 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking
View:	Intracoastal View,Ocean View,Pool Area View
List Price:	\$975,000
List PPSF:	\$521
Valuated Price:	\$937,000
Valuated PPSF:	\$501

*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

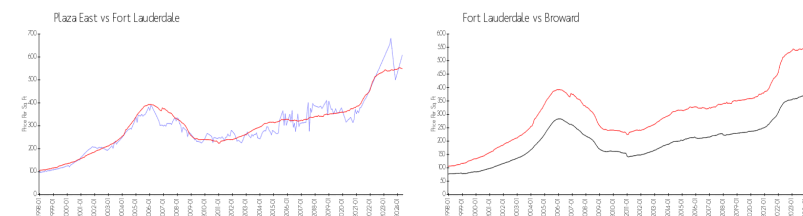
## Building Association Information

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