

# Unit 2270 NE 68th St # 1921 - Imperial Point Colonnades (1 to 23)

2270 NE 68th St # 1921 - 2151-2271 NE 68 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10440990  
 Status: Active  
 Size: 950 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Garden View  
 List Price: \$299,000  
 List PPSF: \$315  
 Valuated Price: \$192,000  
 Valuated PPSF: \$219

*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: 552  
 Number of active listings for rent: 0  
 Number of active listings for sale: 20  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

## Building Association Information

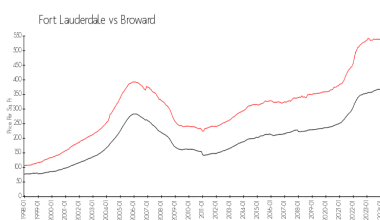
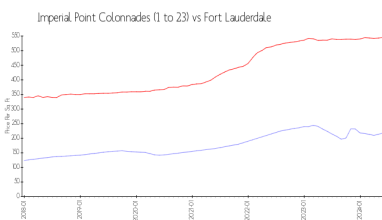
Imperial Point Colonnades  
 2156 NE 67 Street  
 Ft. Lauderdale, FL 33308  
 Office: (954) 491-2400  
 Fax: (954) 491-2462

<http://www.imperialpointcolonnades.com/default.php>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1404	1,198 sq ft	Jul 2024	\$270,000	\$225
1927	756 sq ft	Jun 2024	\$165,000	\$218
1003	1,100 sq ft	Jun 2024	\$225,000	\$205
1503	1,030 sq ft	Apr 2024	\$165,175	\$160
210	1,178 sq ft	Apr 2024	\$190,000	\$161

## Market Information



Imperial Point Colonnades (1 to 23): \$218/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.

Fort Lauderdale: \$545/sq. ft.  
 Broward: \$349/sq. ft.



## Inventory for Sale

Imperial Point Colonnades (1 to 23)	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Imperial Point Colonnades (1 to 23)	79 days
Fort Lauderdale	82 days
Broward	70 days