

# Unit 2H - Carlton Tower

2H - 3000 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10441276
Status:	Active
Size:	400 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Intracoastal View,Other View
List Price:	\$225,000
List PPSF:	\$563
Valuated Price:	\$215,000
Valuated PPSF:	\$538

*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:	128
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

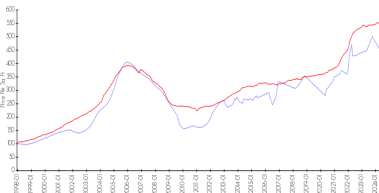
Carlton Tower  
Address: 3000 E Sunrise Blvd,  
Fort Lauderdale, FL 33304  
Phone:(954) 563-8418

## Recent Sales

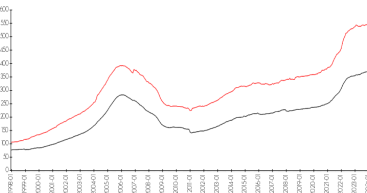
Unit #	Size	Closing Date	Sale Price	PPSF
17F	1,202 sq ft	Jun 2024	\$495,000	\$412
3A	1,084 sq ft	May 2024	\$430,000	\$397
14H	400 sq ft	May 2024	\$308,700	\$772
4D	846 sq ft	Mar 2024	\$315,000	\$372
9B	1,202 sq ft	Dec 2023	\$500,000	\$416

## Market Information

Carlton Tower vs Fort Lauderdale



Fort Lauderdale vs Broward

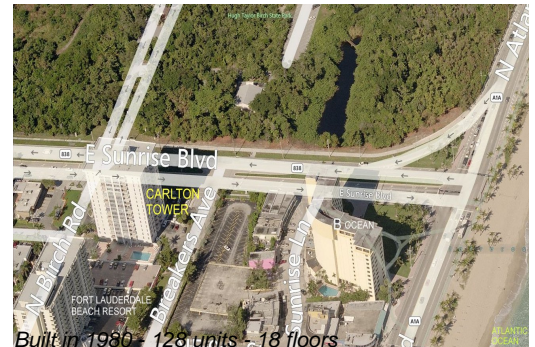


Carlton Tower: \$450/sq. ft.  
Fort Lauderdale: \$549/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Carlton Tower	2%
Fort Lauderdale	5%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Carlton Tower	78 days
Fort Lauderdale	80 days
Broward	69 days