

# Unit 406 - PAC - Wilton Station

406 - PAC - 2601 NE 14 Av, Wilton Manors, FL, Broward 33305

## Unit Information

MLS Number: F10441736  
 Status: Pending  
 Size: 1,390 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Parking-Under Building  
 View: Other View  
 List Price: \$499,900  
 List PPSF: \$360  
 Valuated Price: \$473,000  
 Valuated PPSF: \$340

*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.*

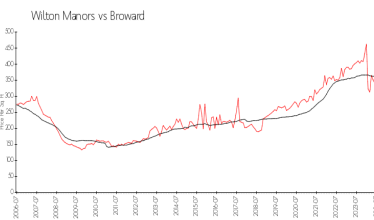
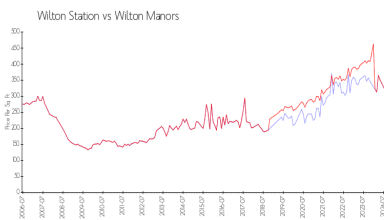
## Building Information

Number of units: 272  
 Number of active listings for rent: 11  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 32  
 Number of sales over the last 6 months: 16  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	1,642 sq ft	Aug 2024	\$725,000	\$442
115	1,777 sq ft	Aug 2024	\$425,000	\$239
303	1,082 sq ft	Jun 2024	\$365,000	\$337
407	1,620 sq ft	Jun 2024	\$610,000	\$377
101	1,777 sq ft	Jun 2024	\$640,000	\$360

## Market Information



Wilton Station: \$320/sq. ft.  
 Wilton Manors: \$320/sq. ft.  
 Wilton Manors: \$320/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Wilton Station: 4%  
 Wilton Manors: 2%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Wilton Station: 42 days  
 Wilton Manors: 41 days  
 Broward: 72 days

