

Unit 502 - 321 at Water's Edge

502 - 321 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10442495
 Status: Active
 Size: 2,805 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View: Intracoastal View,Ocean View
 List Price: \$3,799,000
 List PPSF: \$1,354
 Valuated Price: \$3,610,000
 Valuated PPSF: \$1,295

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: 23
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

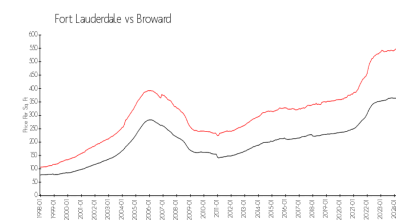
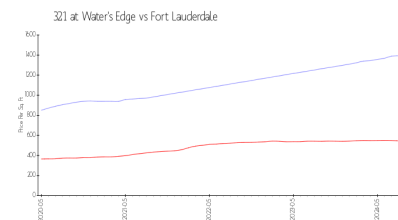
Building Association Information

321 at Water's Edge
 Condominium Association
 Address: 321 N Birch Rd,
 Fort Lauderdale, FL 33304
 Phone: +1 954-357-2133

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	3,811 sq ft	Jul 2024	\$5,700,000	\$1,496
603	3,429 sq ft	Mar 2024	\$5,000,000	\$1,458
602	2,805 sq ft	Feb 2024	\$3,550,000	\$1,266

Market Information



321 at Water's Edge: \$1392/sq. ft.
 Fort Lauderdale: \$545/sq. ft.

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 Broward: \$345/sq. ft.

Inventory for Sale

321 at Water's Edge 9%
 Fort Lauderdale 5%
 Broward 4%



Avg. Time to Close Over Last 12 Months

321 at Water's Edge	17 days
Fort Lauderdale	84 days
Broward	72 days