

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:	\$3,699,000
List PPSF:	\$1,319
Valuated Price:	\$3,609,000
Valuated PPSF:	\$1,294

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:	1
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

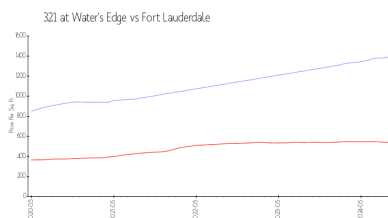
Building Association Information

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

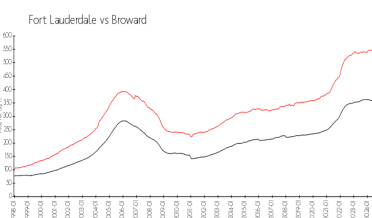
Recent Sales

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: \$1391/sq. ft.
Fort Lauderdale: \$539/sq. ft.



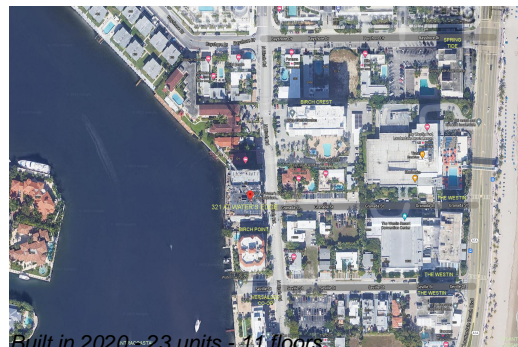
Fort Lauderdale: \$539/sq. ft.
Broward: \$340/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

321 at Water's Edge	17 days
Fort Lauderdale	86 days



Broward

74 days