

Unit 605 - Essex Tower

605 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10442665
 Status: Active
 Size: 1,218 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Intracoastal View, Other View
 List Price: \$419,000
 List PPSF: \$344
 Valuated Price: \$430,000
 Valuated PPSF: \$353

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: 170
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

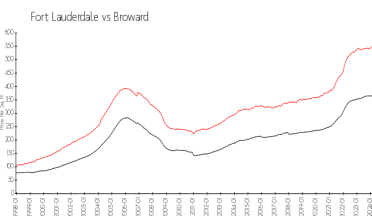
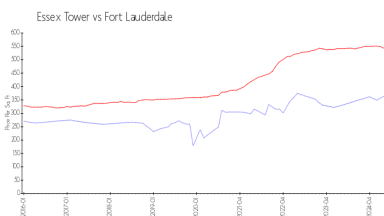
Building Association Information

Essex Tower Condominium Association
 340 Sunset Dr Apt 610
 Fort Lauderdale, FL 33301
 Phone number (954) 467-3311

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1211	1,534 sq ft	Aug 2024	\$700,711	\$457
505	1,218 sq ft	Jun 2024	\$401,000	\$329
504	1,218 sq ft	Jun 2024	\$400,000	\$328
1503	1,218 sq ft	Apr 2024	\$456,000	\$374
710	1,610 sq ft	Apr 2024	\$550,000	\$342
1805	1,218 sq ft	Apr 2024	\$485,000	\$398

Market Information



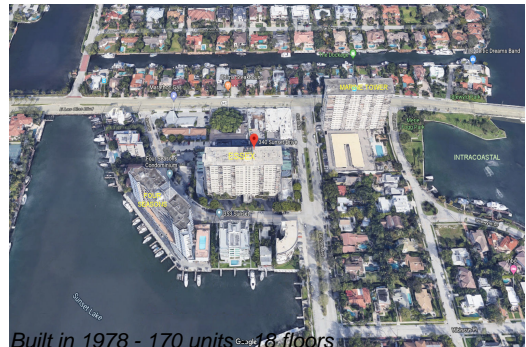
Essex Tower: \$370/sq. ft.
 Fort Lauderdale: \$543/sq. ft.

Fort Lauderdale: \$543/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Essex Tower: 6%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Essex Tower
Fort Lauderdale
Broward

129 days
84 days
72 days