

# Unit 12H - White Egret

12H - 2200 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	F10443212
Status:	Active
Size:	1,103 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	Ocean View,Other View
List Price:	\$539,000
List PPSF:	\$489
Valuated Price:	\$401,000
Valuated PPSF:	\$364

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:	160
Number of active listings for rent:	3
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

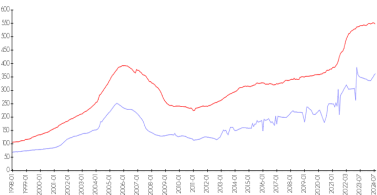
White Egret Condominium Inc  
 2200 NE 33rd Avenue Apartment 11d  
 Fort Lauderdale, FL33305  
 (954) 563-2711

## Recent Sales

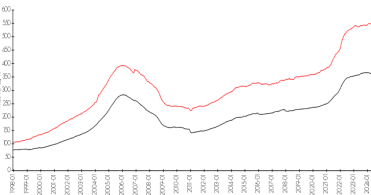
Unit #	Size	Closing Date	Sale Price	PPSF
14H	1,103 sq ft	Aug 2024	\$380,000	\$345
9c	1,103 sq ft	Jul 2024	\$440,000	\$399
10F	1,103 sq ft	Jun 2024	\$450,000	\$408
9G	1,103 sq ft	May 2024	\$435,000	\$394
14B	1,425 sq ft	Apr 2024	\$490,000	\$344

## Market Information

White Egret vs Fort Lauderdale



Fort Lauderdale vs Broward

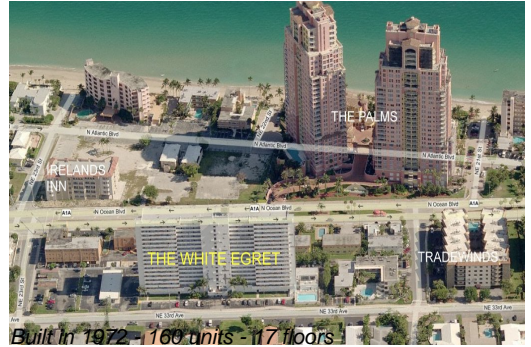


White Egret: \$362/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.

Fort Lauderdale: \$547/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

White Egret	3%
Fort Lauderdale	5%
Broward	4%



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

White Egret	68 days
Fort Lauderdale	84 days
Broward	72 days