

Unit F8 - Lauderdale Tower

F8 - 2900 NE 30 St, Fort Lauderdale, FL, Broward 33306

Unit Information

MLS Number:	F10445370
Status:	Closed
Size:	730 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Canal
List Price:	\$297,000
List PPSF:	\$407
Valuated Price:	\$317,000
Valuated PPSF:	\$434

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:	124
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

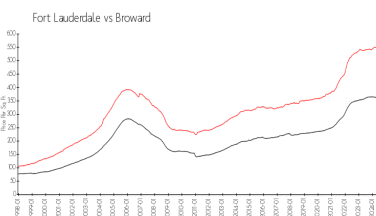
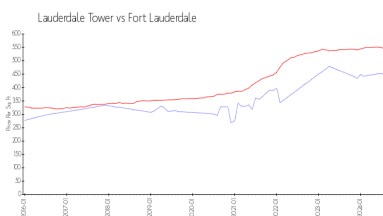
Building Association Information

Lauderdale Tower Condo
Address: 2900 NE 30th St,
Fort Lauderdale, FL 33306
Phone: +1 954-564-6474

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G-10	1,040 sq ft	Aug 2024	\$395,000	\$380
8F	730 sq ft	Aug 2024	\$275,000	\$377
C-9	440 sq ft	Aug 2024	\$212,500	\$483
J-4	730 sq ft	Jul 2024	\$338,000	\$463
G-9	1,040 sq ft	May 2024	\$395,000	\$380

Market Information



Lauderdale Tower: \$450/sq. ft.
Fort Lauderdale: \$543/sq. ft.

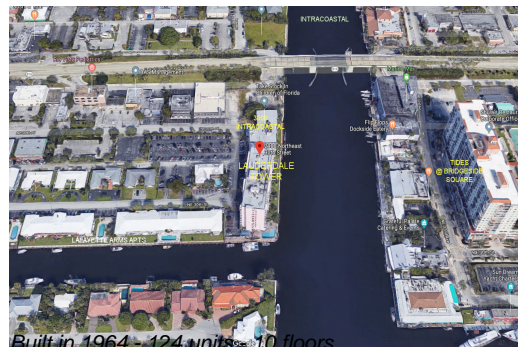
Fort Lauderdale: \$543/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Lauderdale Tower	7%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Lauderdale Tower	73 days
Fort Lauderdale	84 days



Broward

72 days