

Unit F8 - Lauderdale Tower

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

Unit Information

MLS Number:	F10445370
Status:	Active
Size:	730 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Canal
List Price:	\$315,900
List PPSF:	\$433
Valuated Price:	\$289,000
Valuated PPSF:	\$396

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:	10
Building inventory for sale:	8%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

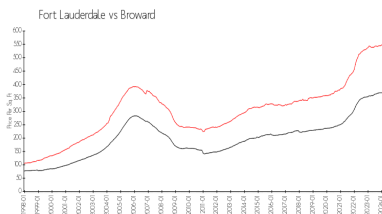
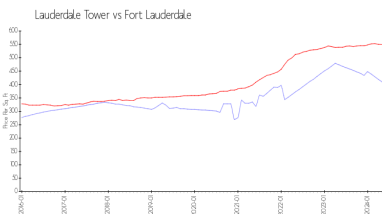
Building Association Information

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-9	1,040 sq ft	May 2024	\$395,000	\$380
J-9	730 sq ft	Feb 2024	\$320,000	\$438
C-5	440 sq ft	Jan 2024	\$200,000	\$455
J8	730 sq ft	Jan 2024	\$320,000	\$438
K-5	730 sq ft	Dec 2023	\$327,000	\$448

Market Information

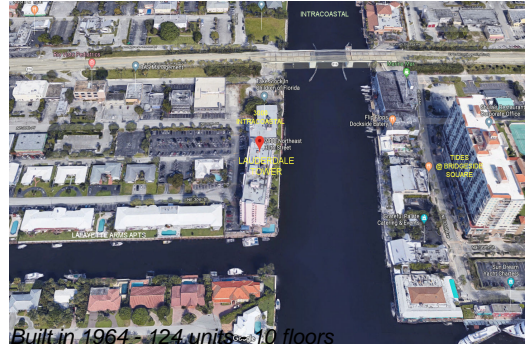


Lauderdale Tower: \$410/sq. ft.
 Fort Lauderdale: \$549/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

Lauderdale Tower	8%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Lauderdale Tower	68 days
Fort Lauderdale	80 days
Broward	69 days