

Unit 2261 NE 67th St # 1808 - Imperial Point Colonnades (1 to 23)

2261 NE 67th St # 1808 - 2151-2271 NE 68 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10446118
Status:	Active Under Contract
Size:	850 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View
List Price:	\$137,500
List PPSF:	\$162
Valuated Price:	\$169,000
Valuated PPSF:	\$224

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:	552
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Building Association Information

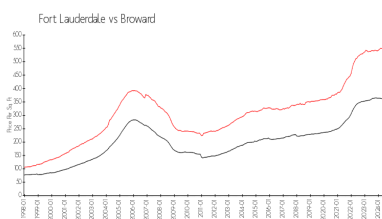
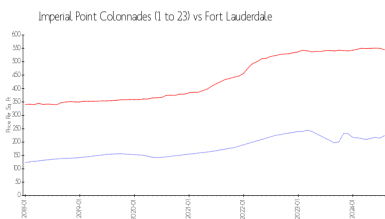
Imperial Point Colonnades
 2156 NE 67 Street
 Ft. Lauderdale, FL 33308
 Office: (954) 491-2400
 Fax: (954) 491-2462

<http://www.imperialpointcolonnades.com/default.php>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	900 sq ft	Aug 2024	\$169,000	\$188
1404	1,198 sq ft	Jul 2024	\$270,000	\$225
1927	756 sq ft	Jun 2024	\$165,000	\$218
1003	1,100 sq ft	Jun 2024	\$225,000	\$205
1503	1,030 sq ft	Apr 2024	\$165,175	\$160
210	1,178 sq ft	Apr 2024	\$190,000	\$161

Market Information



Imperial Point Colonnades (1 to 23): \$225/sq. ft.

Fort Lauderdale: \$545/sq. ft.

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Broward: \$345/sq. ft.



Inventory for Sale

Imperial Point Colonnades (1 to 23)	3%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Imperial Point Colonnades (1 to 23)	79 days
Fort Lauderdale	84 days
Broward	72 days