

Unit 2304E - Jackson Tower Las Olas

2304E - 100 S Birch St, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10446983
 Status: Active
 Size: 1,934 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking
 View: Intracoastal View,Ocean View
 List Price: \$1,200,000
 List PPSF: \$620
 Valuated Price: \$1,351,000
 Valuated PPSF: \$699

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: 5
 Number of active listings for sale: 9
 Building inventory for sale: 7%
 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

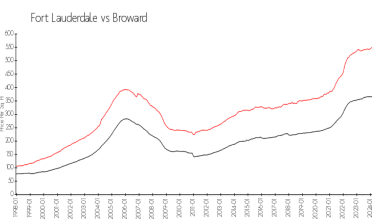
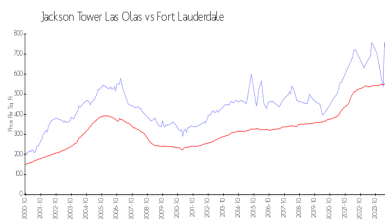
Building Association Information

Jackson Towers Las Olas Condominium
 (954) 523-6576

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1905D	1,650 sq ft	Aug 2024	\$1,015,000	\$615
1205	1,650 sq ft	May 2024	\$1,115,000	\$676
702E	2,000 sq ft	Apr 2024	\$950,000	\$475
904	1,934 sq ft	Mar 2024	\$1,040,000	\$538
2505	1,650 sq ft	Nov 2023	\$1,186,000	\$719

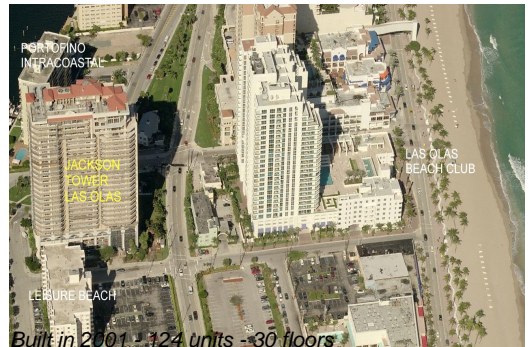
Market Information



Jackson Tower Las Olas: \$641/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

Jackson Tower Las Olas: 7%
 Fort Lauderdale: 5%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Jackson Tower Las Olas	61 days
Fort Lauderdale	84 days
Broward	72 days