

# 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

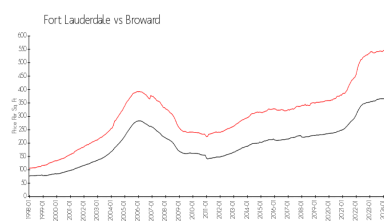
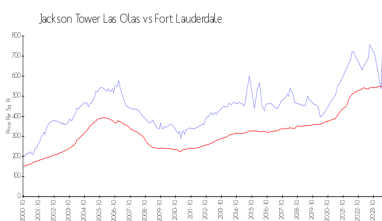
## Building Association Information

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

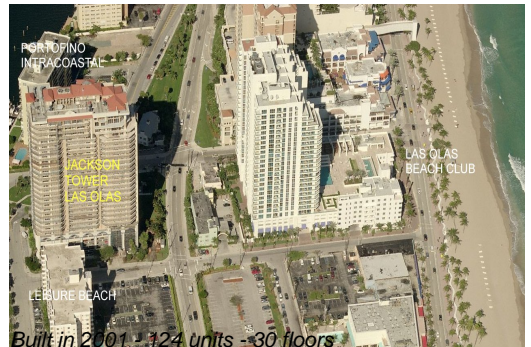
## Market Information



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