

# Unit F4 - Lauderdale Tower

F4 - 2900 NE 30 St, Fort Lauderdale, FL, Broward 33306

## Unit Information

MLS Number:	F10447143
Status:	Active
Size:	730 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Other View
List Price:	\$299,000
List PPSF:	\$410
Valuated Price:	\$300,000
Valuated PPSF:	\$411

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:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

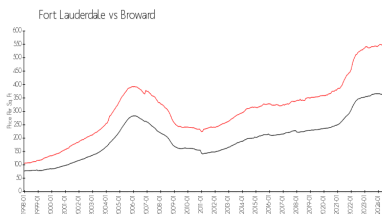
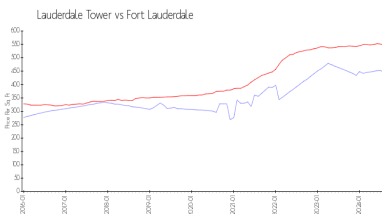
## Building Association Information

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
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
J-9	730 sq ft	Feb 2024	\$320,000	\$438

## Market Information

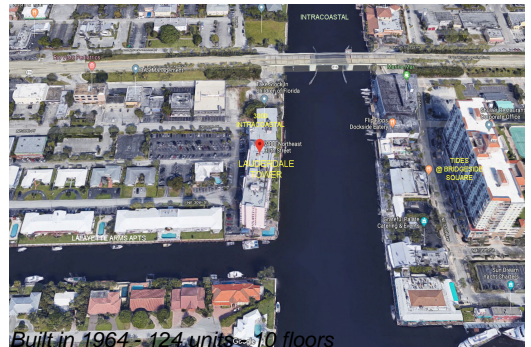


Lauderdale Tower: \$443/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

## Inventory for Sale

Lauderdale Tower	8%
Fort Lauderdale	5%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Lauderdale Tower	73 days
Fort Lauderdale	84 days
Broward	72 days