

# Unit 2403F - Jackson Tower Las Olas

2403F - 100 S Birch St, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10447748
Status:	Active
Size:	1,722 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Deeded Parking
View:	Intracoastal View,Ocean View
List Price:	\$1,275,000
List PPSF:	\$740
Valuated Price:	\$1,025,000
Valuated PPSF:	\$595

*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:	7
Building inventory for sale:	5%
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:	2

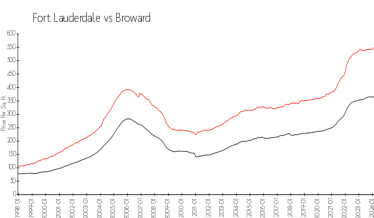
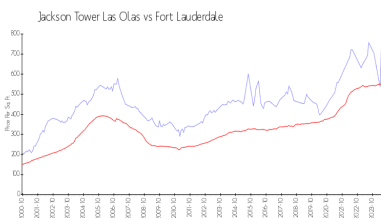
## Building Association Information

Jackson Towers Las Olas Condominium  
(954) 523-6576

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2504	1,934 sq ft	Sep 2024	\$1,330,000	\$688
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

## Market Information



Jackson Tower Las Olas: \$650/sq. ft.  
Fort Lauderdale: \$543/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Jackson Tower Las Olas	6%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Jackson Tower Las Olas	59 days
Fort Lauderdale	84 days
Broward	72 days

