

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:	\$1,012,000
Valuated PPSF:	\$588

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:	8
Building inventory for sale:	6%
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

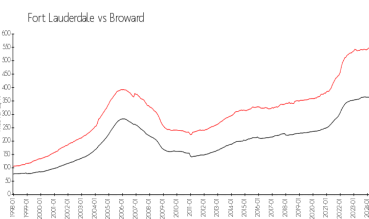
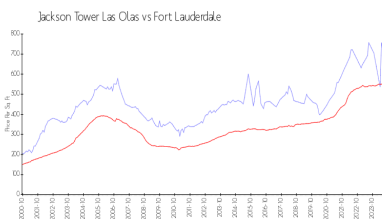
Building Association Information

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

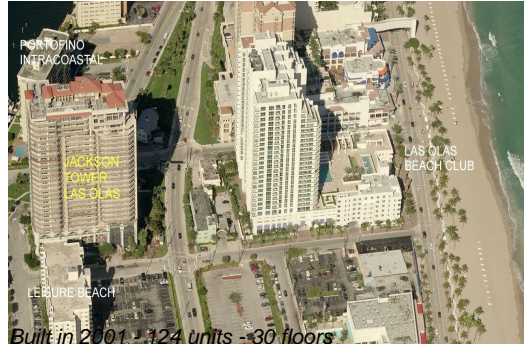


Jackson Tower Las Olas:	\$641/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

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
Fort Lauderdale
Broward

61 days
84 days
72 days