

Unit 1407 - Essex Tower

1407 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10448220
Status:	Active
Size:	841 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	Intracoastal View,Ocean View
List Price:	\$365,000
List PPSF:	\$434
Valuated Price:	\$309,000
Valuated PPSF:	\$367



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:	170
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

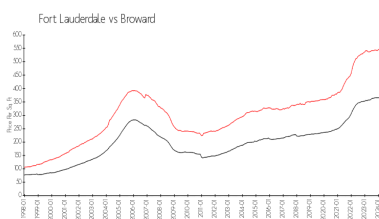
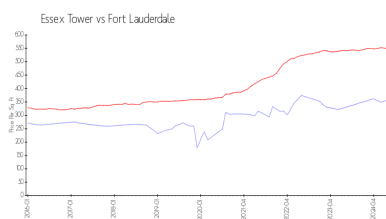
Building Association Information

Essex Tower Condominium Association
 340 Sunset Dr Apt 610
 Fort Lauderdale, FL 33301
 Phone number (954) 467-3311

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1211	1,534 sq ft	Aug 2024	\$700,711	\$457
505	1,218 sq ft	Jun 2024	\$401,000	\$329
504	1,218 sq ft	Jun 2024	\$400,000	\$328
1503	1,218 sq ft	Apr 2024	\$456,000	\$374
710	1,610 sq ft	Apr 2024	\$550,000	\$342
1805	1,218 sq ft	Apr 2024	\$485,000	\$398

Market Information



Essex Tower:	\$358/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Essex Tower	8%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Essex Tower	127 days
Fort Lauderdale	84 days
Broward	72 days