

# Unit 308 - Essex Tower

308 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10448343  
 Status: Active  
 Size: 1,218 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View: Other View  
 List Price: \$380,000  
 List PPSF: \$312  
 Valuated Price: \$417,000  
 Valuated PPSF: \$342

*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: 11  
 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

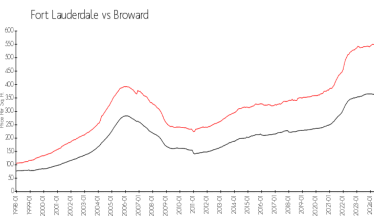
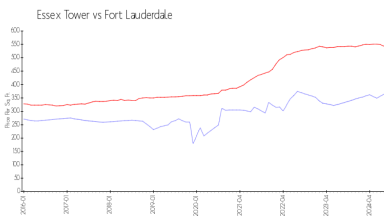
## Building Association Information

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: \$370/sq. ft.  
 Fort Lauderdale: \$543/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Essex Tower 6%  
 Fort Lauderdale 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Essex Tower  
Fort Lauderdale  
Broward

129 days  
84 days  
72 days