

Unit 3107 - Water Garden

3107 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10448425
Status:	Active
Size:	820 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Parking Garage
View:	
Rental Price:	\$3,850
List PPSF:	\$5
Valuated Price:	\$536,000
Valuated PPSF:	\$654

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.

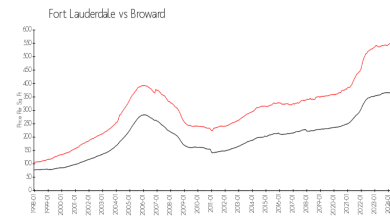
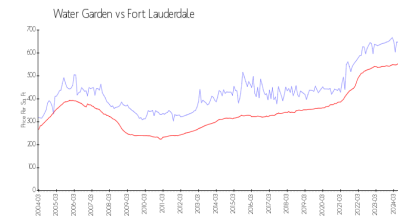
Building Information

Number of units:	315
Number of active listings for rent:	8
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

Building Association Information

Water Garden Condo Association
954-525-5535

Market Information



Water Garden:	\$607/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Water Garden	4%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Water Garden	83 days
Fort Lauderdale	84 days
Broward	72 days

