

Unit 712 - East Point Towers

712 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10449630
 Status: Active
 Size: 1,491 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Other View
 List Price: \$499,999
 List PPSF: \$335
 Valuated Price: \$338,000
 Valuated PPSF: \$227

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: 274
 Number of active listings for rent: 4
 Number of active listings for sale: 24
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 4

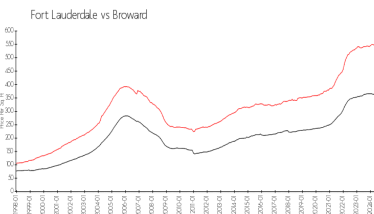
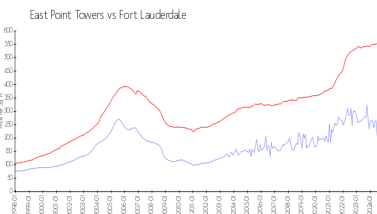
Building Association Information

East Point Towers Condominium Inc
 1170 N Federal Highway
 Fort Lauderdale, FL 33304-1441
 (954) 764-0334

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 813 | 1,920 sq ft | Jul 2024 | \$495,000 | \$258 |
| 523 | 1,491 sq ft | Jun 2024 | \$377,500 | \$253 |
| 503 | 896 sq ft | Jun 2024 | \$260,000 | \$290 |
| 102 | 1,920 sq ft | Jun 2024 | \$540,000 | \$281 |
| 1111 | 1,492 sq ft | May 2024 | \$415,000 | \$278 |
| 1217 | 1,050 sq ft | May 2024 | \$275,000 | \$262 |

Market Information

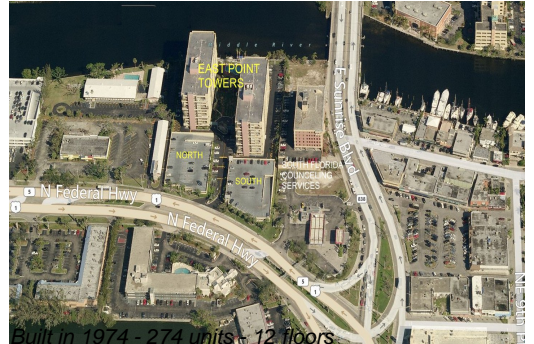


East Point Towers: \$212/sq. ft.
 Fort Lauderdale: \$547/sq. ft.

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

Inventory for Sale

East Point Towers: 9%
 Fort Lauderdale: 5%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

| | |
|-------------------|---------|
| East Point Towers | 70 days |
| Fort Lauderdale | 84 days |
| Broward | 72 days |