

# 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:	\$429,900
List PPSF:	\$288
Valuated Price:	\$370,000
Valuated PPSF:	\$248

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:	18
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

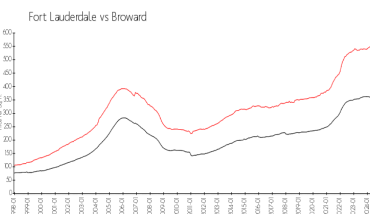
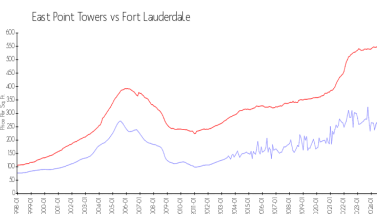
## Building Association Information

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
221	1,344 sq ft	Oct 2024	\$240,000	\$179
1203	896 sq ft	Sep 2024	\$260,000	\$290
302	1,920 sq ft	Sep 2024	\$515,000	\$268
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

## Market Information



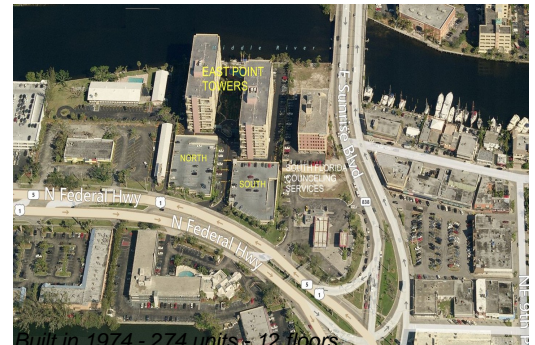
East Point Towers: \$232/sq. ft.  
Fort Lauderdale: \$539/sq. ft.

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Broward: \$340/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  
Fort Lauderdale  
Broward

90 days  
86 days  
74 days