

# Unit 5B - White Egret

5B - 2200 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	F10450998
Status:	Pending
Size:	1,425 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Ocean View
List Price:	\$450,000
List PPSF:	\$316
Valuated Price:	\$483,000
Valuated PPSF:	\$339

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:	160
Number of active listings for rent:	3
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

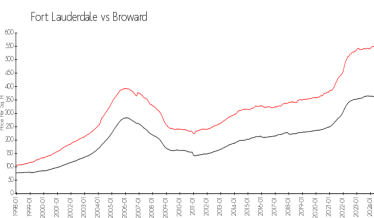
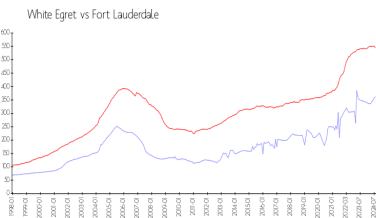
## Building Association Information

White Egret Condominium Inc  
 2200 NE 33rd Avenue Apartment 11d  
 Fort Lauderdale, FL33305  
 (954) 563-2711

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14H	1,103 sq ft	Aug 2024	\$380,000	\$345
9c	1,103 sq ft	Jul 2024	\$440,000	\$399
10F	1,103 sq ft	Jun 2024	\$450,000	\$408
9G	1,103 sq ft	May 2024	\$435,000	\$394
14B	1,425 sq ft	Apr 2024	\$490,000	\$344

## Market Information

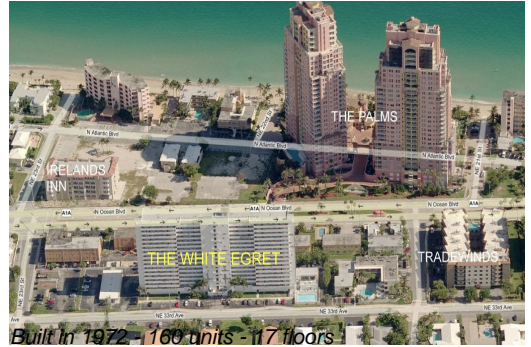


White Egret: \$362/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.

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 Broward: \$345/sq. ft.

## Inventory for Sale

White Egret	2%
Fort Lauderdale	5%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

White Egret	67 days
Fort Lauderdale	84 days
Broward	72 days