

Unit 304 - PAC - Wilton Station

304 - PAC - 2601 NE 14 Av, Wilton Manors, FL, Broward 33305

Unit Information

MLS Number: F10453554
 Status: Active
 Size: 1,856 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Guest Parking,Parking-Under Building
 View: Other View
 List Price: \$715,000
 List PPSF: \$385
 Valuated Price: \$635,000
 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.

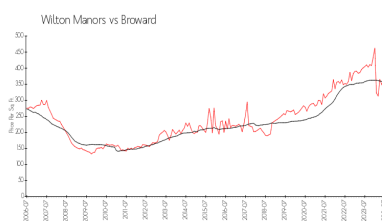
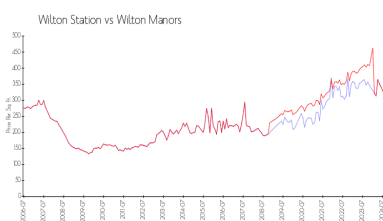
Building Information

Number of units: 272
 Number of active listings for rent: 11
 Number of active listings for sale: 14
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 28
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
114	1,721 sq ft	Oct 2024	\$560,000	\$325
406	1,390 sq ft	Sep 2024	\$480,000	\$345
405	1,642 sq ft	Aug 2024	\$725,000	\$442
115	1,777 sq ft	Aug 2024	\$425,000	\$239
303	1,082 sq ft	Jun 2024	\$365,000	\$337
407	1,620 sq ft	Jun 2024	\$610,000	\$377
101	1,777 sq ft	Jun 2024	\$640,000	\$360

Market Information



Wilton Station:	\$324/sq. ft.	Wilton Manors:	\$325/sq. ft.
Wilton Manors:	\$325/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Wilton Station: 5%
 Wilton Manors: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Wilton Station: 52 days
 Wilton Manors: 52 days
 Broward: 75 days

