

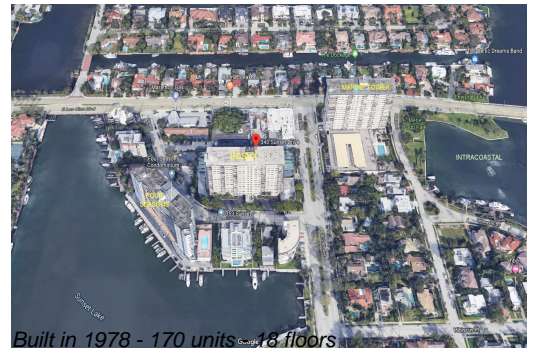
Unit 907 - Essex Tower

907 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10456551
Status:	Active
Size:	841 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	Canal,Intracoastal View,Other View
List Price:	\$379,500
List PPSF:	\$451
Valuated Price:	\$286,000
Valuated PPSF:	\$340

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:	170
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	6%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

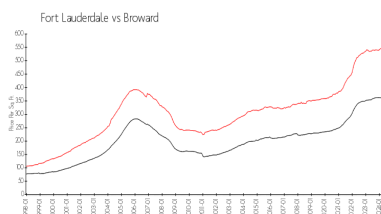
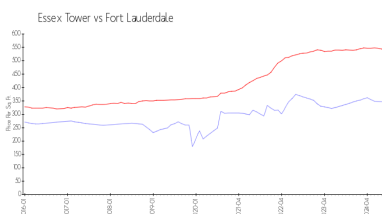
Building Association Information

Essex Tower Condominium Association
340 Sunset Dr Apt 610
Fort Lauderdale, FL 33301
Phone number (954) 467-3311

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209	1,218 sq ft	Nov 2024	\$385,000	\$316
502	1,228 sq ft	Oct 2024	\$378,000	\$308
1211	1,534 sq ft	Aug 2024	\$700,711	\$457
505	1,218 sq ft	Jun 2024	\$401,000	\$329
504	1,218 sq ft	Jun 2024	\$400,000	\$328

Market Information



Essex Tower:	\$346/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Essex Tower	6%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Essex Tower	116 days
Fort Lauderdale	86 days

Broward

74 days