

# Unit 1015 - East Point Towers

1015 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10456868
Status:	Active
Size:	898 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Ocean View
List Price:	\$219,900
List PPSF:	\$245
Valuated Price:	\$253,000
Valuated PPSF:	\$222

*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:	19
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

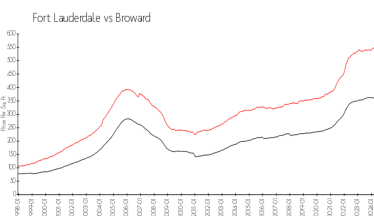
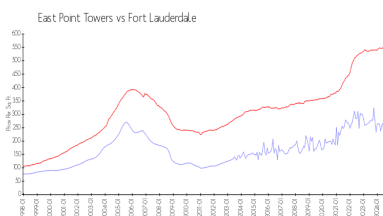
## Building Association Information

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
213	1,920 sq ft	Nov 2024	\$310,000	\$161
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

## Market Information



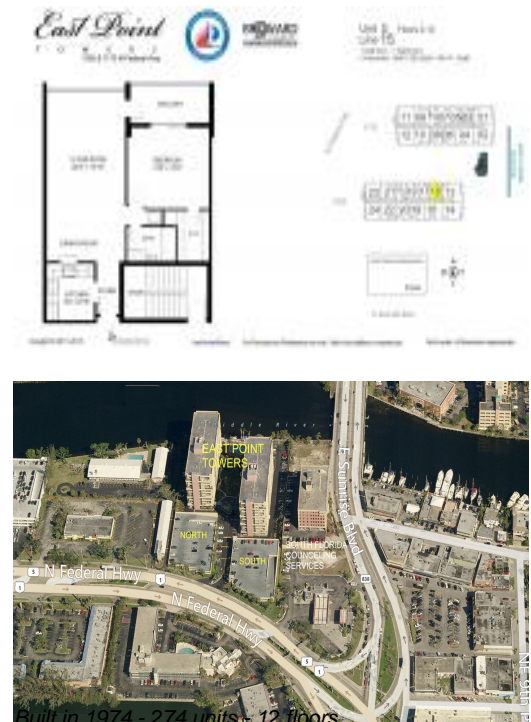
East Point Towers:	\$232/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

East Point Towers	86 days
Fort Lauderdale	86 days



Broward

74 days