

Unit 2647 NW 33rd St # 2304 - Sailboat Pointe

2647 NW 33rd St # 2304 - 2300-2667 NW 33 St, Oakland Park, FL, Broward 33309

Unit Information

MLS Number: F10457085
 Status: Active
 Size: 1,256 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Lake, Water View
 List Price: \$279,900
 List PPSF: \$223
 Valuated Price: \$266,000
 Valuated PPSF: \$212

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: 376
 Number of active listings for rent: 0
 Number of active listings for sale: 17
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 6

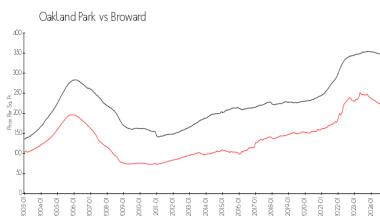
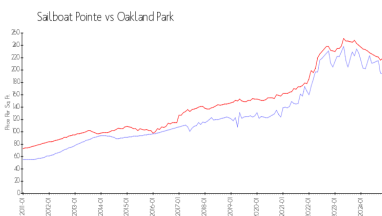
Building Association Information

Sailboat Pointe
 Condominium Association Inc
 2325 NW 33rd St,
 Oakland Park, FL 33309
 (954) 677-9489

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1607	1,241 sq ft	Jan 2025	\$200,000	\$161
1714	834 sq ft	Dec 2024	\$175,000	\$210
106	1,241 sq ft	Dec 2024	\$265,000	\$214
2109	834 sq ft	Dec 2024	\$177,000	\$212
1610	834 sq ft	Nov 2024	\$159,000	\$191
1505	1,256 sq ft	Nov 2024	\$202,500	\$161
1412	1,241 sq ft	Nov 2024	\$285,000	\$230

Market Information



Sailboat Pointe: \$213/sq. ft.
 Oakland Park: \$220/sq. ft.

Oakland Park: \$220/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Sailboat Pointe 5%
 Oakland Park 4%
 Broward 5%



Avg. Time to Close Over Last 12 Months

Sailboat Pointe	63 days
Oakland Park	71 days
Broward	78 days