

Unit 6K - White Egret

6K - 2200 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

Unit Information

MLS Number:	F10458807
Status:	Active
Size:	1,425 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Parking-Under Building
View:	Intracoastal View,Ocean View
List Price:	\$499,999
List PPSF:	\$351
Valuated Price:	\$497,000
Valuated PPSF:	\$349

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:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

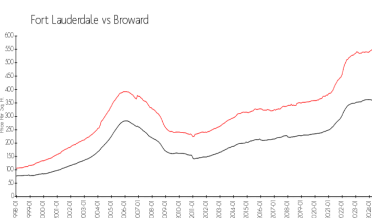
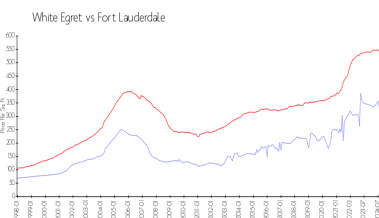
Building Association Information

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
15B	1,425 sq ft	Oct 2024	\$537,000	\$377
8D	1,103 sq ft	Oct 2024	\$370,000	\$335
5B	1,425 sq ft	Sep 2024	\$445,000	\$312
14H	1,103 sq ft	Aug 2024	\$380,000	\$345
9c	1,103 sq ft	Jul 2024	\$440,000	\$399

Market Information



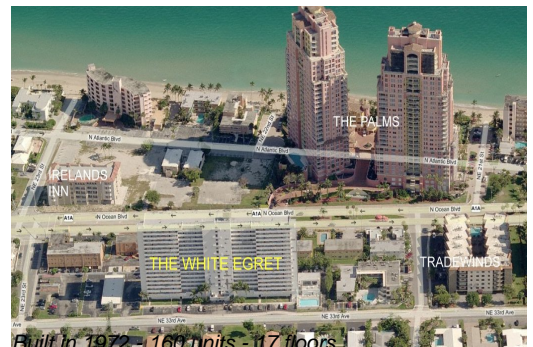
White Egret:	\$334/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

White Egret	4%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

White Egret	66 days
Fort Lauderdale	87 days



Broward

75 days