

Unit 6G - Carlton Tower

6G - 3000 E Sunrise Blvd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10458957
 Status: Pending
 Size: 1,202 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View: Other View
 List Price: \$509,000
 List PPSF: \$423
 Valuated Price: \$481,000
 Valuated PPSF: \$400

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: 128
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

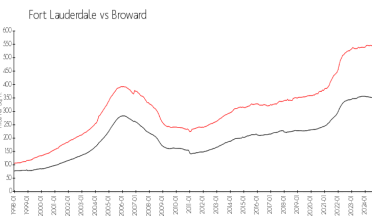
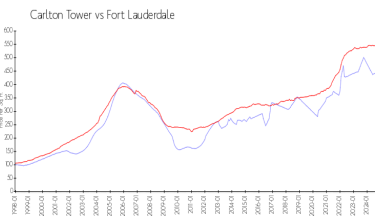
Building Association Information

Carlton Tower
 Address: 3000 E Sunrise Blvd,
 Fort Lauderdale, FL 33304
 Phone:(954) 563-8418

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8E	846 sq ft	Dec 2024	\$325,000	\$384
6E	846 sq ft	Aug 2024	\$298,000	\$352
17F	1,202 sq ft	Jun 2024	\$495,000	\$412
3A	1,084 sq ft	May 2024	\$430,000	\$397
14H	400 sq ft	May 2024	\$308,700	\$772

Market Information



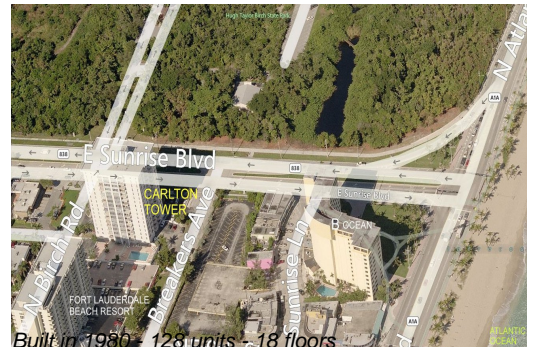
Carlton Tower: \$450/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Carlton Tower: 3%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Carlton Tower: 42 days
 Fort Lauderdale: 89 days



Broward

77 days