

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

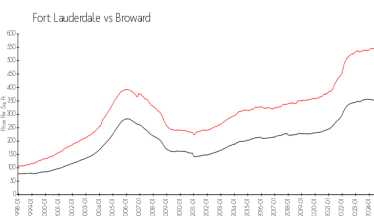
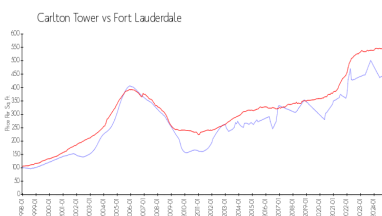
Building Association Information

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



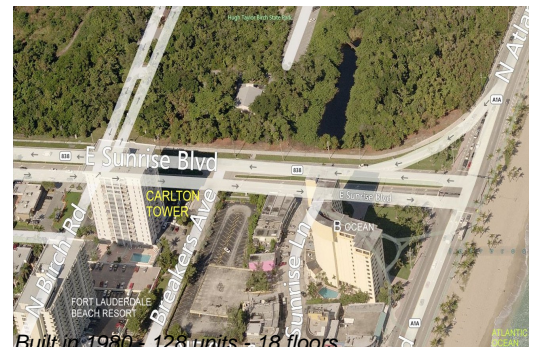
Carlton Tower:	\$450/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

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