

# Unit 305 - Everglades House

305 - 2000 S Ocean Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10460319
Status:	Active
Size:	1,688 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Open Space Parking
View:	Direct Ocean,Pool Area View
List Price:	\$749,000
List PPSF:	\$444
Valuated Price:	\$819,000
Valuated PPSF:	\$485

*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:	0
Number of active listings for sale:	32
Building inventory for sale:	20%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

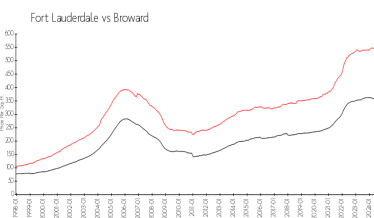
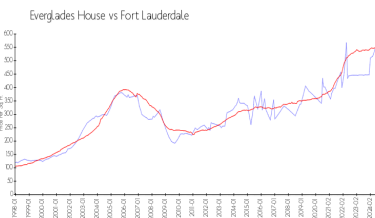
## Building Association Information

Everglades House Condominium Association, Inc.  
(954)525-6391

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1706	1,688 sq ft	May 2024	\$750,000	\$444
305	1,688 sq ft	Apr 2024	\$677,500	\$401
1203	1,110 sq ft	Apr 2024	\$535,000	\$482
804	1,068 sq ft	Apr 2024	\$520,000	\$487
805	1,688 sq ft	Apr 2024	\$780,000	\$462

## Market Information



Everglades House:	\$581/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Everglades House	20%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Everglades House	74 days
Fort Lauderdale	86 days
Broward	74 days

