

# Unit 6800 NE 22nd Way # 2104 - Imperial Point Colonnades (1 to 23)

6800 NE 22nd Way # 2104 - 2151-2271 NE 68 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10461498  
 Status: Active  
 Size: 1,008 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Garden View  
 List Price: \$200,000  
 List PPSF: \$198  
 Valuated Price: \$186,000  
 Valuated PPSF: \$185

*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: 552  
 Number of active listings for rent: 0  
 Number of active listings for sale: 17  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

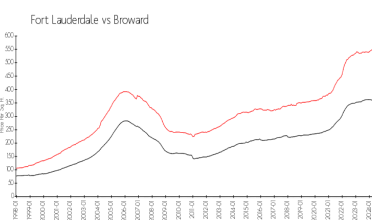
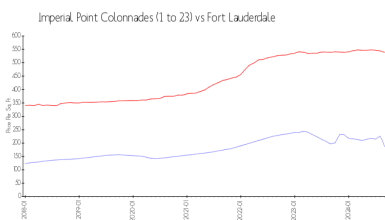
Imperial Point Colonnades  
 2156 NE 67 Street  
 Ft. Lauderdale, FL 33308  
 Office: (954) 491-2400  
 Fax: (954) 491-2462

<http://www.imperialpointcolonnades.com/default.php>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,100 sq ft	Nov 2024	\$165,000	\$150
1302	875 sq ft	Oct 2024	\$155,000	\$177
412	950 sq ft	Oct 2024	\$160,000	\$168
407	900 sq ft	Aug 2024	\$169,000	\$188
1404	1,198 sq ft	Jul 2024	\$270,000	\$225

## Market Information



Imperial Point Colonnades (1 to 23): \$186/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.  
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 Broward: \$339/sq. ft.

## Inventory for Sale



Imperial Point Colonnades (1 to 23)	3%
Fort Lauderdale	5%
Broward	4%

**Avg. Time to Close Over Last 12 Months**

Imperial Point Colonnades (1 to 23)	81 days
Fort Lauderdale	86 days
Broward	74 days