

# Unit 2209 - Water Garden

2209 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10461908  
 Status: Active  
 Size: 1,469 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Deeded Parking  
 View: Direct Ocean,River  
 List Price: \$899,000  
 List PPSF: \$612  
 Valuated Price: \$803,000  
 Valuated PPSF: \$547

*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: 315  
 Number of active listings for rent: 8  
 Number of active listings for sale: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

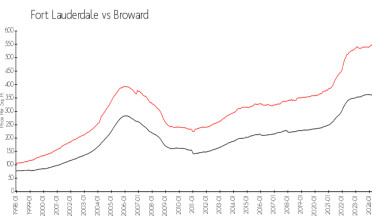
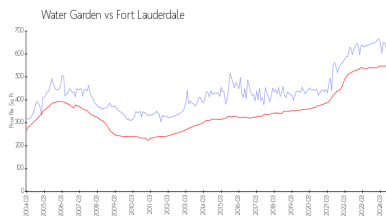
## Building Association Information

Water Garden Condo Association  
 954-525-5535

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2306	820 sq ft	Aug 2024	\$495,000	\$604
2201	1,615 sq ft	Jun 2024	\$1,050,000	\$650
3002	1,178 sq ft	Jun 2024	\$855,000	\$726
1104	1,469 sq ft	May 2024	\$1,100,000	\$749
1107	820 sq ft	Apr 2024	\$459,000	\$560
601	1,615 sq ft	Apr 2024	\$855,000	\$529

## Market Information



Water Garden: \$582/sq. ft.      Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Water Garden: 5%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Water Garden: 75 days  
 Fort Lauderdale: 86 days



Broward

74 days