

Unit 9 D - Plaza East

9 D - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10463755
Status:	Active Under Contract
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	Direct Ocean,Other View,Water View
List Price:	\$899,000
List PPSF:	\$620
Valuated Price:	\$669,000
Valuated PPSF:	\$461

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:	266
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	6%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

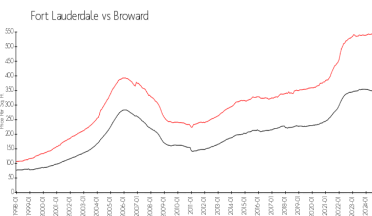
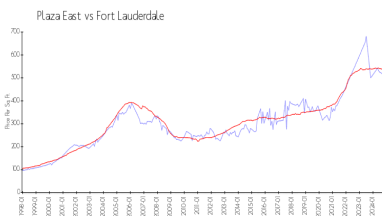
Building Association Information

Plaza East Condominium Association
(954) 563-5616 & (954) 567-0185

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7J	1,450 sq ft	Dec 2024	\$829,000	\$572
11J	1,450 sq ft	Dec 2024	\$549,000	\$379
18E	1,320 sq ft	Jul 2024	\$530,000	\$402
12K	1,450 sq ft	Jun 2024	\$749,000	\$517
10m	1,450 sq ft	Jun 2024	\$880,000	\$607

Market Information



Plaza East:	\$511/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Plaza East	6%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Plaza East	112 days
Fort Lauderdale	89 days
Broward	78 days

