

# Unit 2270 NE 68th St # 1925 - Imperial Point Colonnades (1 to 23)

2270 NE 68th St # 1925 - 2151-2271 NE 68 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10464977
Status:	Active
Size:	756 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View
List Price:	\$170,000
List PPSF:	\$225
Valuated Price:	\$141,000
Valuated PPSF:	\$187

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:	14
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

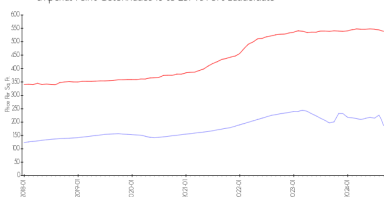
<http://www.imperialpointcolonnades.com/default.php>

## Recent Sales

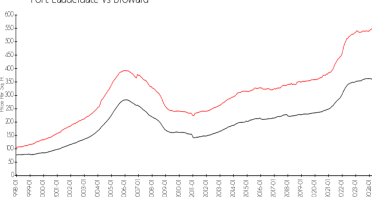
Unit #	Size	Closing Date	Sale Price	PPSF
104	1,100 sq ft	Nov 2024	\$165,000	\$150
1302	875 sq ft	Oct 2024	\$155,000	\$177
412	950 sq ft	Oct 2024	\$160,000	\$168
407	900 sq ft	Aug 2024	\$169,000	\$188
1404	1,198 sq ft	Jul 2024	\$270,000	\$225

## Market Information

Imperial Point Colonnades (1 to 23) vs Fort Lauderdale



Fort Lauderdale vs Broward



Imperial Point Colonnades (1 to 23): \$186/sq. ft.

Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.

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)	73 days
Fort Lauderdale	87 days
Broward	75 days