

# Unit 301 - Coconut Grove

301 - 1200 Holiday Dr, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10467177  
Status: Active  
Size: 1,603 Sq ft.  
Bedrooms: 1  
Full Bathrooms: 1  
Half Bathrooms: 1  
Parking Spaces: 1 Space, Guest Parking, Valet Parking  
View: Ocean View, Direct Ocean  
List Price: \$1,250,000  
List PPSF: \$780  
Valuated Price: \$842,000  
Valuated PPSF: \$525

*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: 63  
Number of active listings for rent: 1  
Number of active listings for sale: 2  
Building inventory for sale: 3%  
Number of sales over the last 12 months: 2  
Number of sales over the last 6 months: 2  
Number of sales over the last 3 months: 1

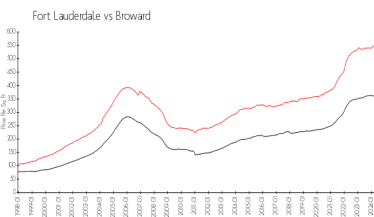
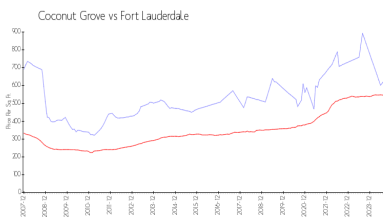
## Building Association Information

Coconut Grove residence condominium management office:  
(954) 768 - 0565

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,937 sq ft	Oct 2024	\$1,150,000	\$594
406	1,937 sq ft	Jun 2024	\$1,150,000	\$594

## Market Information



Coconut Grove:	\$640/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Coconut Grove: 3%  
Fort Lauderdale: 5%  
Broward: 4%

## Avg. Time to Close Over Last 12 Months

Coconut Grove: 81 days  
Fort Lauderdale: 86 days  
Broward: 74 days