

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

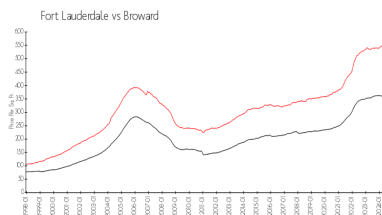
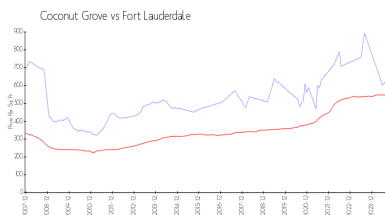
Building Association Information

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