

Unit A4 - Lauderdale Tower

A4 - 2900 NE 30 St, Fort Lauderdale, FL, Broward 33306

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | F10467636 |
| Status: | Active |
| Size: | 730 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking |
| View: | Garden View |
| List Price: | \$274,000 |
| List PPSF: | \$375 |
| Valuated Price: | \$288,000 |
| Valuated PPSF: | \$395 |

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: | 124 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 2 |

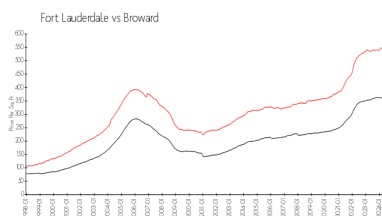
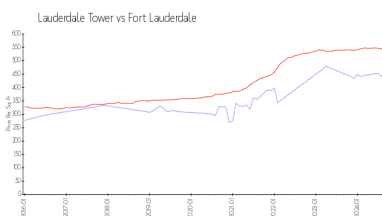
Building Association Information

Lauderdale Tower Condo
Address: 2900 NE 30th St,
Fort Lauderdale, FL 33306
Phone: +1 954-564-6474

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| I-7 | 730 sq ft | Oct 2024 | \$290,000 | \$397 |
| G-10 | 1,040 sq ft | Aug 2024 | \$395,000 | \$380 |
| 8F | 730 sq ft | Aug 2024 | \$275,000 | \$377 |
| C-9 | 440 sq ft | Aug 2024 | \$212,500 | \$483 |
| J-4 | 730 sq ft | Jul 2024 | \$338,000 | \$463 |

Market Information



Lauderdale Tower: \$425/sq. ft.
Fort Lauderdale: \$539/sq. ft.

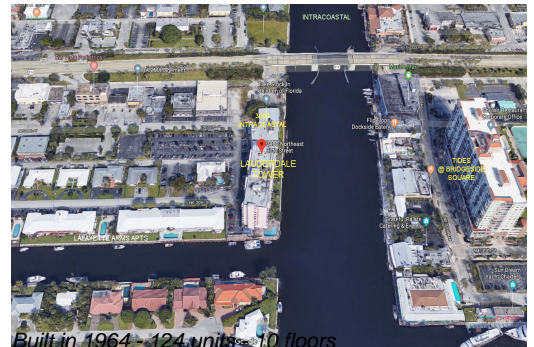
Fort Lauderdale: \$539/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

| | |
|------------------|----|
| Lauderdale Tower | 7% |
| Fort Lauderdale | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Lauderdale Tower | 68 days |
| Fort Lauderdale | 86 days |



Broward

74 days