

# 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

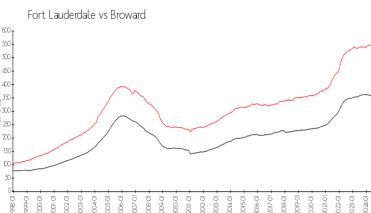
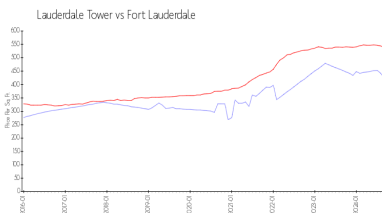
## Building Association Information

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



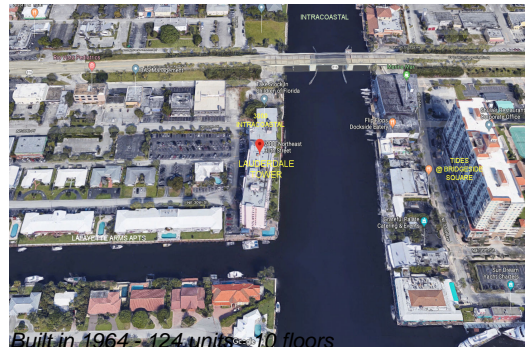
Lauderdale Tower:	\$425/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## 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