

Unit 2400 NW 33rd St # 1114 - Sailboat Pointe

2400 NW 33rd St # 1114 - 2300-2667 NW 33 St, Oakland Park, FL, Broward 33309

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | F10468145 |
| Status: | Active |
| Size: | 1,256 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Garden View |
| List Price: | \$219,000 |
| List PPSF: | \$174 |
| Valuated Price: | \$271,000 |
| Valuated PPSF: | \$216 |

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

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|--|-----|
| Number of units: | 376 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 17 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 6 |

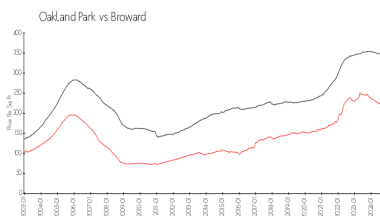
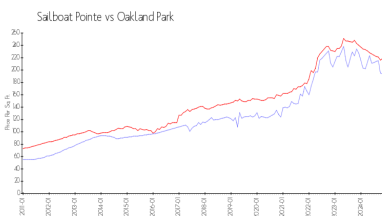
Building Association Information

Sailboat Pointe
 Condominium Association Inc
 2325 NW 33rd St,
 Oakland Park, FL 33309
 (954) 677-9489

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1607 | 1,241 sq ft | Jan 2025 | \$200,000 | \$161 |
| 1714 | 834 sq ft | Dec 2024 | \$175,000 | \$210 |
| 106 | 1,241 sq ft | Dec 2024 | \$265,000 | \$214 |
| 2109 | 834 sq ft | Dec 2024 | \$177,000 | \$212 |
| 1610 | 834 sq ft | Nov 2024 | \$159,000 | \$191 |
| 1505 | 1,256 sq ft | Nov 2024 | \$202,500 | \$161 |
| 1412 | 1,241 sq ft | Nov 2024 | \$285,000 | \$230 |

Market Information



Sailboat Pointe: \$213/sq. ft.
 Oakland Park: \$220/sq. ft.

Oakland Park: \$220/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

| | |
|-----------------|----|
| Sailboat Pointe | 5% |
| Oakland Park | 4% |
| Broward | 5% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Sailboat Pointe | 63 days |
| Oakland Park | 71 days |
| Broward | 78 days |