

# Unit 301 - Omega 10

301 - 1751 NW 75 Ave, Plantation, FL, Broward 33313

## Unit Information

MLS Number: F10468561  
 Status: Active Under Contract  
 Size: 943 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Canal, Garden View  
 List Price: \$185,000  
 List PPSF: \$196  
 Valuated Price: \$145,000  
 Valuated PPSF: \$161

*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: 42  
 Number of active listings for rent: 0  
 Number of active listings for sale: 0  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

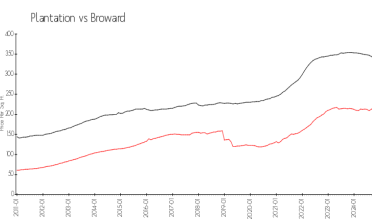
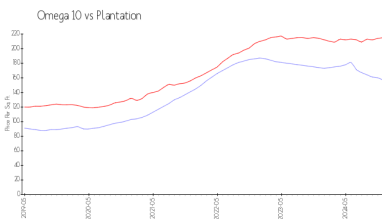
## Building Association Information

Omega Condominiums  
 Address: 7300 NW 17th St,  
 Plantation, FL 33313  
 Phone: +1 954-581-0165

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	943 sq ft	Jul 2024	\$152,500	\$162
305	943 sq ft	Jun 2024	\$120,000	\$127
314	1,000 sq ft	Jun 2024	\$162,000	\$162
102	943 sq ft	Jun 2024	\$161,000	\$171
207	900 sq ft	Apr 2024	\$185,000	\$206

## Market Information



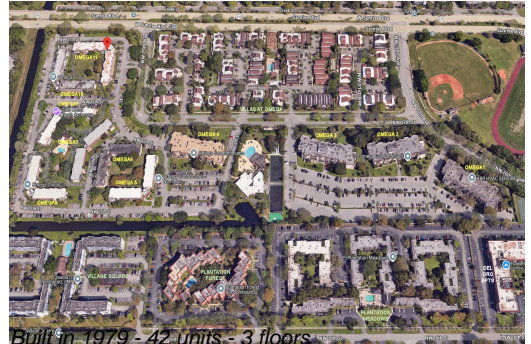
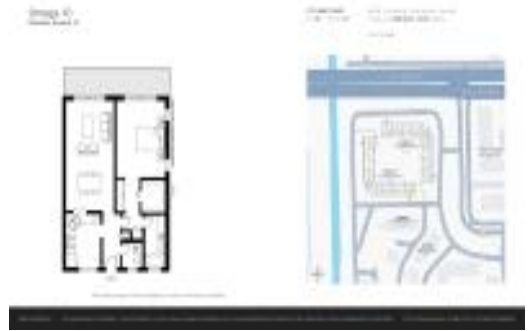
Omega 10: \$159/sq. ft.      Plantation: \$215/sq. ft.  
 Plantation: \$215/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Omega 10: 0%  
 Plantation: 2%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Omega 10: 49 days  
 Plantation: 61 days



Broward

78 days