

Unit 11 M - Plaza East

11 M - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10469929
Status:	Active Under Contract
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	Ocean View,Direct Ocean,Pool Area View
List Price:	\$799,000
List PPSF:	\$551
Valuated Price:	\$788,000
Valuated PPSF:	\$545

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:	266
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

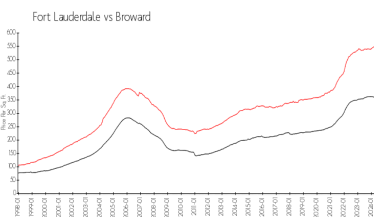
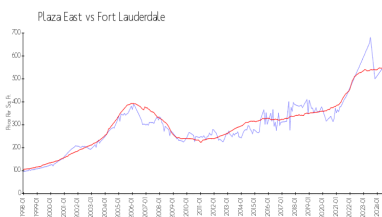
Building Association Information

Plaza East Condominium Association
(954) 563-5616 & (954) 567-0185

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
18E	1,320 sq ft	Jul 2024	\$530,000	\$402
12K	1,450 sq ft	Jun 2024	\$749,000	\$517
10m	1,450 sq ft	Jun 2024	\$880,000	\$607

Market Information



Plaza East:	\$504/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Plaza East	4%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Plaza East	113 days
Fort Lauderdale	87 days
Broward	75 days

