

Unit 11 M - Plaza East

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

Unit Information

MLS Number: F10469929
 Status: Active
 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: 13
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

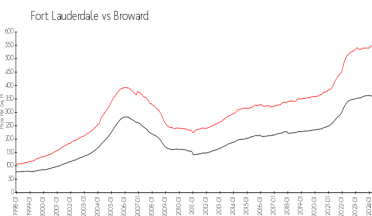
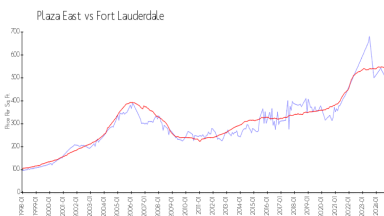
Building Association Information

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
10K	1,450 sq ft	Nov 2023	\$745,000	\$514

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: 5%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Plaza East: 80 days
 Fort Lauderdale: 86 days
 Broward: 74 days

