

Unit 1014 - East Point Towers

1014 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10470268
 Status: Active
 Size: 1,920 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Deeded Parking, Fee Simple Garage, Guest Parking
 View: Lagoon, Direct Ocean, River
 List Price: \$445,000
 List PPSF: \$232
 Valuated Price: \$450,000
 Valuated PPSF: \$234

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: 274
 Number of active listings for rent: 4
 Number of active listings for sale: 24
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

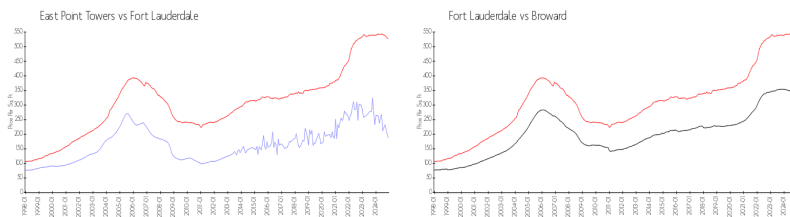
Building Association Information

East Point Towers Condominium Inc
 1170 N Federal Highway
 Fort Lauderdale, FL 33304-1441
 (954) 764-0334

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 208 | 1,138 sq ft | Jan 2025 | \$255,000 | \$224 |
| 423 | 1,491 sq ft | Jan 2025 | \$255,000 | \$171 |
| 224 | 1,592 sq ft | Dec 2024 | \$165,000 | \$104 |
| 213 | 1,920 sq ft | Nov 2024 | \$310,000 | \$161 |
| 221 | 1,344 sq ft | Oct 2024 | \$240,000 | \$179 |

Market Information



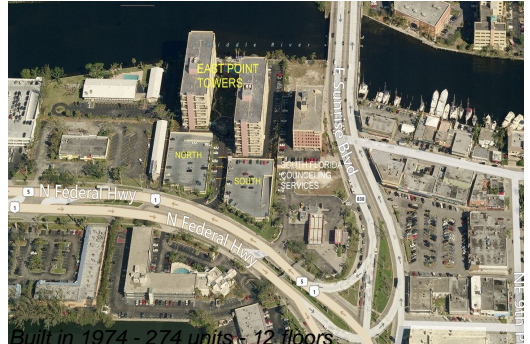
East Point Towers: \$189/sq. ft. Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

East Point Towers: 9%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

East Point Towers: 92 days



Fort Lauderdale
Broward

89 days
78 days