

Unit 423 - East Point Towers

423 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10472909
Status:	Active Under Contract
Size:	1,491 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Deeded Parking,Guest Parking
View:	Other View
List Price:	\$298,000
List PPSF:	\$200
Valuated Price:	\$243,000
Valuated PPSF:	\$181

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:	23
Building inventory for sale:	8%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

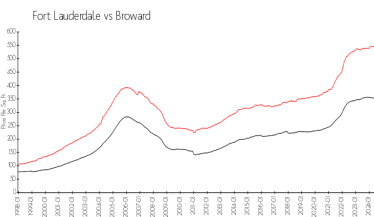
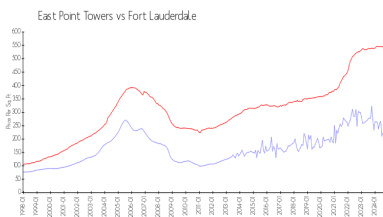
Building Association Information

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
213	1,920 sq ft	Nov 2024	\$310,000	\$161
221	1,344 sq ft	Oct 2024	\$240,000	\$179
1203	896 sq ft	Sep 2024	\$260,000	\$290
302	1,920 sq ft	Sep 2024	\$515,000	\$268
813	1,920 sq ft	Jul 2024	\$495,000	\$258

Market Information



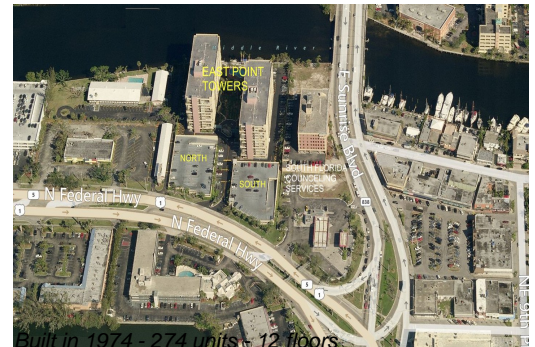
East Point Towers:	\$201/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

East Point Towers	8%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

East Point Towers	84 days
-------------------	---------



Fort Lauderdale
Broward

89 days
76 days