

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

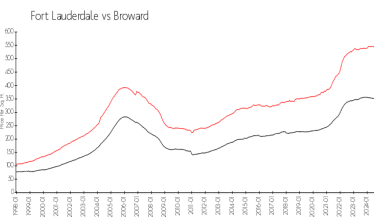
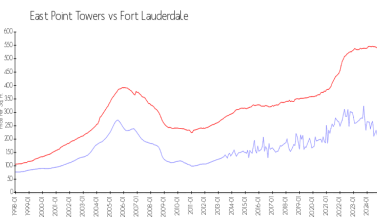
Building Association Information

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



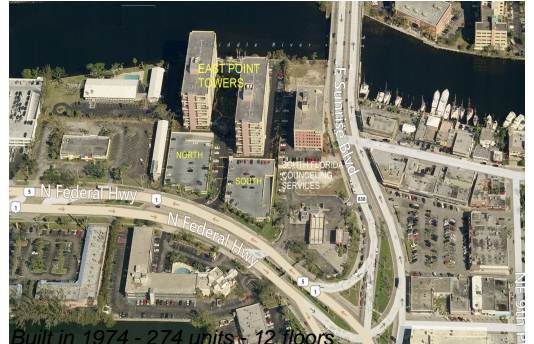
East Point Towers: \$201/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$334/sq. ft.

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