

# Unit 4D - White Egret

4D - 2200 NE 33 Ave, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: F10473235  
 Status: Active  
 Size: 1,103 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View: Club Area View, Ocean View, Pool Area View  
 List Price: \$349,000  
 List PPSF: \$316  
 Valuated Price: \$304,000  
 Valuated PPSF: \$276

*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: 160  
 Number of active listings for rent: 3  
 Number of active listings for sale: 6  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

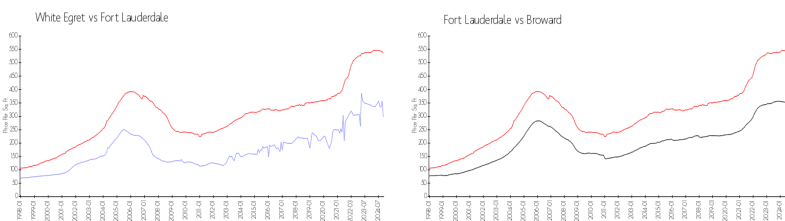
## Building Association Information

White Egret Condominium Inc  
 2200 NE 33rd Avenue Apartment 11d  
 Fort Lauderdale, FL33305  
 (954) 563-2711

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5C	1,103 sq ft	Dec 2024	\$360,000	\$326
15B	1,425 sq ft	Oct 2024	\$537,000	\$377
8D	1,103 sq ft	Oct 2024	\$370,000	\$335
5B	1,425 sq ft	Sep 2024	\$445,000	\$312
14H	1,103 sq ft	Aug 2024	\$380,000	\$345

## Market Information



White Egret: \$298/sq. ft.      Fort Lauderdale: \$535/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

White Egret: 4%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

White Egret: 69 days



Fort Lauderdale  
Broward

89 days  
76 days