

# Unit 1 - Wisteria Court

1 - 1470 N Dixie Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10473355
Status:	Active
Size:	729 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$247,000
List PPSF:	\$339
Valuated Price:	\$209,000
Valuated PPSF:	\$287

*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.*

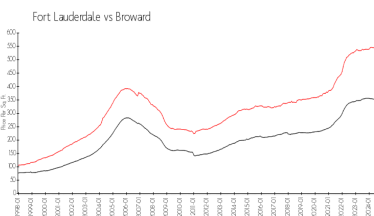
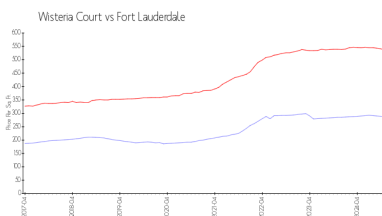
## Building Information

Number of units:	46
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	13%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
15	733 sq ft	Jul 2024	\$215,000	\$293

## Market Information



Wisteria Court:	\$288/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Wisteria Court	13%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Wisteria Court	48 days
Fort Lauderdale	89 days
Broward	76 days



Built in 2006 - 46 units - 2 floors