

# Unit 308 - Essex Tower

308 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10474219  
 Status: Active  
 Size: 1,218 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View: Other View  
 List Price: \$375,000  
 List PPSF: \$308  
 Valuated Price: \$389,000  
 Valuated PPSF: \$319

*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: 170  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

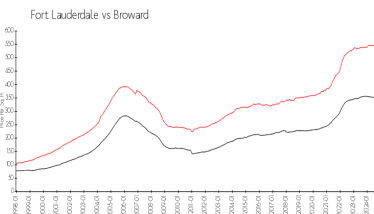
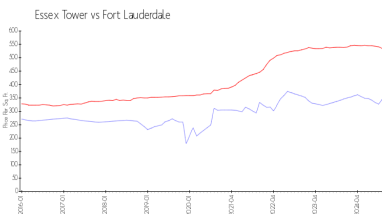
## Building Association Information

Essex Tower Condominium Association  
 340 Sunset Dr Apt 610  
 Fort Lauderdale, FL 33301  
 Phone number (954) 467-3311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1408	1,218 sq ft	Dec 2024	\$419,000	\$344
209	1,218 sq ft	Nov 2024	\$385,000	\$316
502	1,228 sq ft	Oct 2024	\$378,000	\$308
1211	1,534 sq ft	Aug 2024	\$700,711	\$457
505	1,218 sq ft	Jun 2024	\$401,000	\$329
504	1,218 sq ft	Jun 2024	\$400,000	\$328

## Market Information



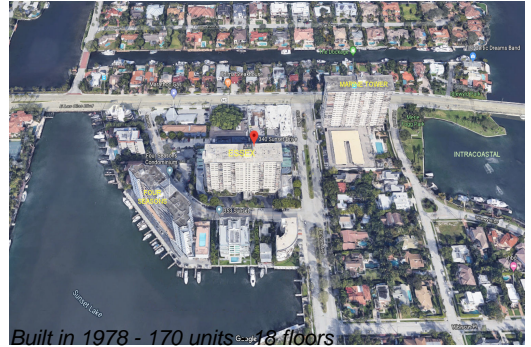
Essex Tower: \$345/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.

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

## Inventory for Sale

Essex Tower 6%  
 Fort Lauderdale 6%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months



Essex Tower  
Fort Lauderdale  
Broward

111 days  
89 days  
76 days