

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:	9
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

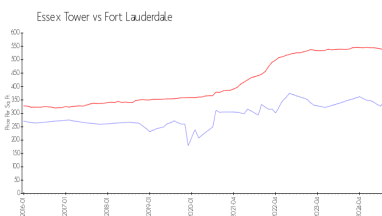
Building Association Information

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

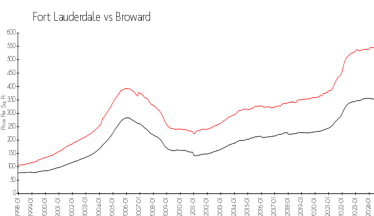
Recent Sales

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.

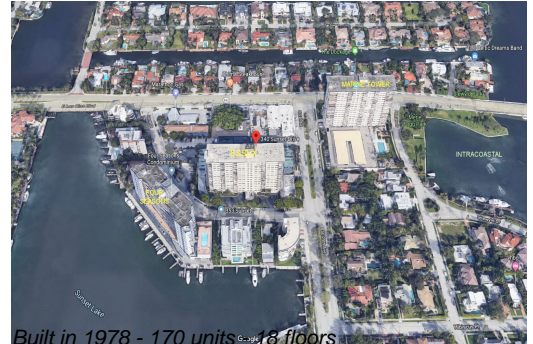


Fort Lauderdale: \$535/sq. ft.
Broward: \$334/sq. ft.

Inventory for Sale

Essex Tower	5%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months



Essex Tower
Fort Lauderdale
Broward

111 days
89 days
76 days