

Unit 1504 - Essex Tower

1504 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10488175
Status:	Active Under Contract
Size:	1,218 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$475,000
List PPSF:	\$390
Valuated Price:	\$482,000
Valuated PPSF:	\$396

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:	3
Building inventory for sale:	1%
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

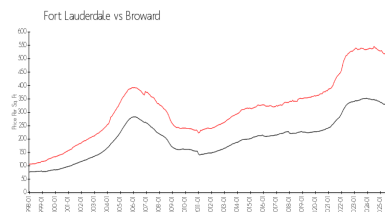
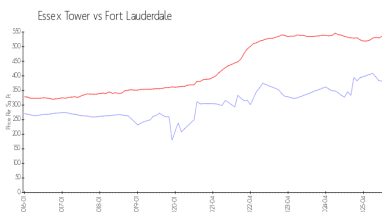
Essex Tower Condominium Association
340 Sunset Dr Apt 610
Fort Lauderdale, FL 33301
Phone number (954) 467-3311

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
911	1,534 sq ft	Nov 2025	\$590,000	\$385
1809	1,218 sq ft	Nov 2025	\$480,000	\$394
1601	1,228 sq ft	Sep 2025	\$495,000	\$403
1111	1,534 sq ft	Jul 2025	\$626,500	\$408
907	841 sq ft	Mar 2025	\$325,000	\$386

Market Information

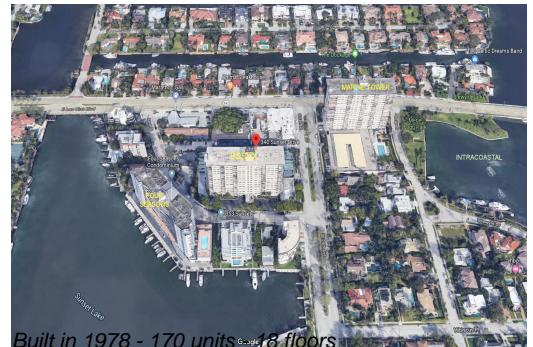


Essex Tower:	\$380/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Essex Tower	2%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Essex Tower
Fort Lauderdale
Broward

129 days
100 days
87 days