

## Unit 3C - Warwick

3C - 5100 Dupont Blvd, Fort Lauderdale, FL, Broward 33308

### Unit Information

|                 |                                          |
|-----------------|------------------------------------------|
| MLS Number:     | F10500879                                |
| Status:         | Active                                   |
| Size:           | 1,130 Sq ft.                             |
| Bedrooms:       | 2                                        |
| Full Bathrooms: | 2                                        |
| Half Bathrooms: | 1                                        |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |                                          |
| List Price:     | \$725,000                                |
| List PPSF:      | \$642                                    |
| Valuated Price: | \$394,000                                |
| Valuated PPSF:  | \$349                                    |

*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:                         | 139 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

### Building Association Information

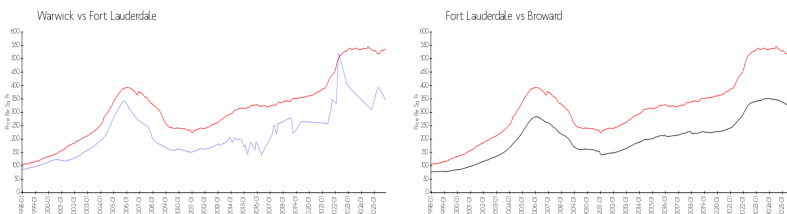
Warwick Condo Association  
5100 Dupont Blvd,  
Fort Lauderdale, FL 33308  
(954) 491-7002

<https://>

### Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 7e     | 1,132 sq ft | Sep 2025     | \$635,000  | \$561 |
| 5I     | 968 sq ft   | Aug 2025     | \$205,000  | \$212 |
| 8D     | 1,262 sq ft | May 2025     | \$500,000  | \$396 |
| 9I     | 968 sq ft   | Mar 2025     | \$315,500  | \$326 |

### Market Information

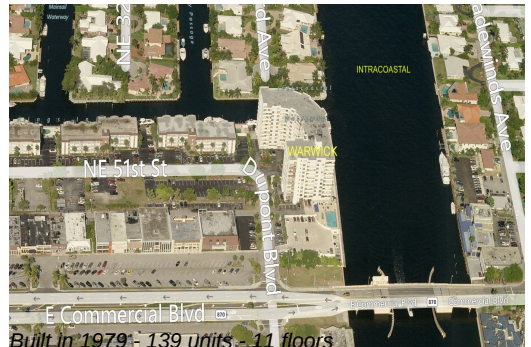


|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Warwick:         | \$347/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

### Inventory for Sale

|                 |    |
|-----------------|----|
| Warwick         | 4% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

### Avg. Time to Close Over Last 12 Months



Warwick  
Fort Lauderdale  
Broward

62 days  
100 days  
88 days