

# Unit 623 - East Point Towers

623 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10509021
Status:	Active
Size:	1,491 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$359,900
List PPSF:	\$241
Valuated Price:	\$254,000
Valuated PPSF:	\$189

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:	274
Number of active listings for rent:	4
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

## Building Association Information

East Point Towers Condominium Inc  
1170 N Federal Highway  
Fort Lauderdale, FL 33304-1441  
(954) 764-0334

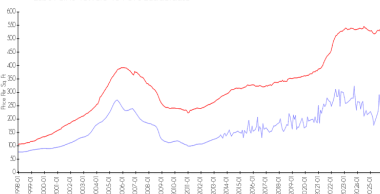
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## Recent Sales

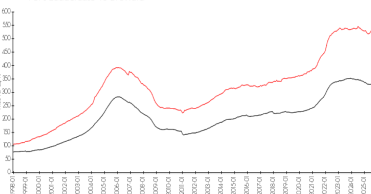
Unit #	Size	Closing Date	Sale Price	PPSF
419	1,138 sq ft	Nov 2025	\$209,000	\$184
910	1,344 sq ft	Sep 2025	\$390,000	\$290
610	1,491 sq ft	Aug 2025	\$190,000	\$127
1218	1,138 sq ft	Jul 2025	\$290,000	\$255
1009	1,344 sq ft	Jul 2025	\$260,000	\$193
410	1,344 sq ft	Jul 2025	\$210,000	\$156

## Market Information

East Point Towers vs Fort Lauderdale



Fort Lauderdale vs Broward

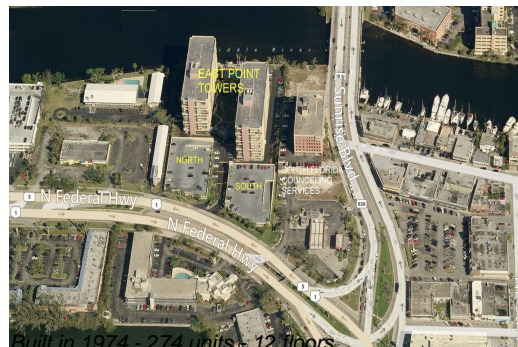


East Point Towers: \$206/sq. ft.  
Fort Lauderdale: \$535/sq. ft.

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

## Inventory for Sale

East Point Towers	3%
Fort Lauderdale	4%
Broward	4%



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

East Point Towers	121 days
Fort Lauderdale	100 days
Broward	88 days