

# Unit 4 F - Plaza East

4 F - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | F10517856        |
| Status:         | Active           |
| Size:           | 1,320 Sq ft.     |
| Bedrooms:       | 1                |
| Full Bathrooms: | 1                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$530,000        |
| List PPSF:      | \$402            |
| Valuated Price: | \$530,000        |
| Valuated PPSF:  | \$402            |

*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:                         | 266 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 16  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

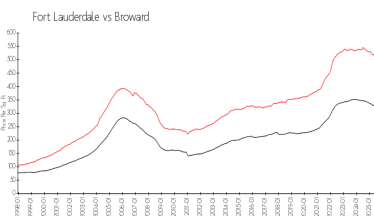
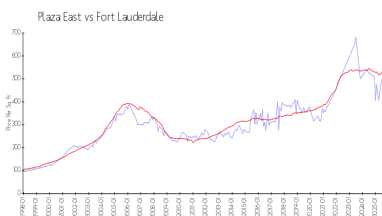
Plaza East Condominium Association  
(954) 563-5616 & (954) 567-0185

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 15F    | 1,320 sq ft | Nov 2025     | \$410,000   | \$311 |
| 9D     | 1,450 sq ft | Oct 2025     | \$760,000   | \$524 |
| 12M    | 1,450 sq ft | Oct 2025     | \$635,000   | \$438 |
| 2k     | 1,450 sq ft | Sep 2025     | \$585,000   | \$403 |
| 20P    | 2,030 sq ft | Sep 2025     | \$1,225,000 | \$603 |

## Market Information



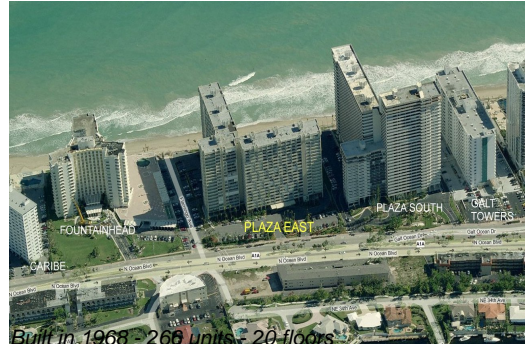
|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Plaza East:      | \$488/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Plaza East      | 3% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

|            |          |
|------------|----------|
| Plaza East | 134 days |
|------------|----------|



Fort Lauderdale  
Broward

101 days  
88 days