

# Unit 2106 - Water Garden

2106 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10529474
Status:	Active
Size:	820 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Deeded Parking
View:	
List Price:	\$469,000
List PPSF:	\$572
Valuated Price:	\$446,000
Valuated PPSF:	\$544

*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:	315
Number of active listings for rent:	8
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	3

## Building Association Information

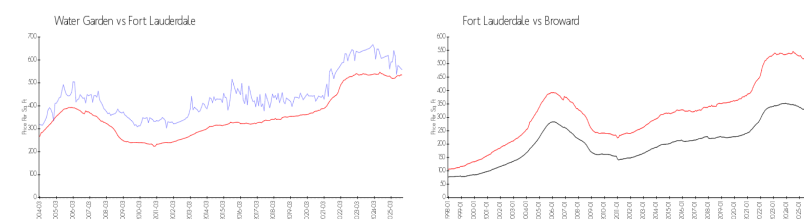
Water Garden Condo Association  
954-525-5535

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1709	1,469 sq ft	Dec 2025	\$820,000	\$558
1505	1,080 sq ft	Nov 2025	\$565,000	\$523
2104	1,469 sq ft	Nov 2025	\$795,000	\$541
2409	1,469 sq ft	Sep 2025	\$720,000	\$490
608	1,080 sq ft	Aug 2025	\$550,000	\$509
501	1,615 sq ft	Aug 2025	\$770,000	\$477
3107	820 sq ft	Aug 2025	\$500,000	\$610
2108	1,080 sq ft	Aug 2025	\$642,500	\$595

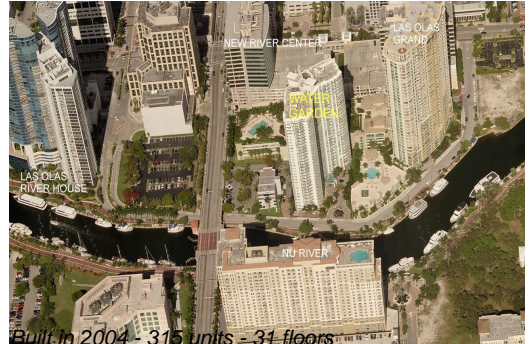
## Market Information



Water Garden:	\$557/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Water Garden	3%
Fort Lauderdale	4%
Broward	4%



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

Water Garden	116 days
Fort Lauderdale	101 days
Broward	88 days