

Unit 3E - Birch Crest

3E - 336 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10530261
Status:	Active
Size:	1,411 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$425,000
List PPSF:	\$301
Valuated Price:	\$404,000
Valuated PPSF:	\$286

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:	117
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

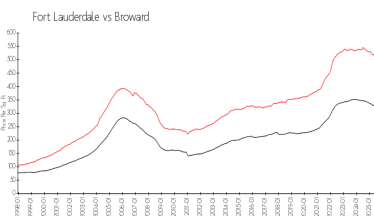
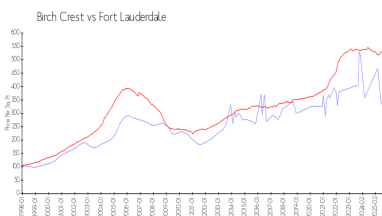
Birch Crest Apartments
336 N Birch Rd Ofc
Fort Lauderdale, FL 33304
(954) 463-2835

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4F	1,411 sq ft	Oct 2025	\$475,000	\$337
10I	1,411 sq ft	Jul 2025	\$510,000	\$361
4B	819 sq ft	Apr 2025	\$345,000	\$421

Market Information



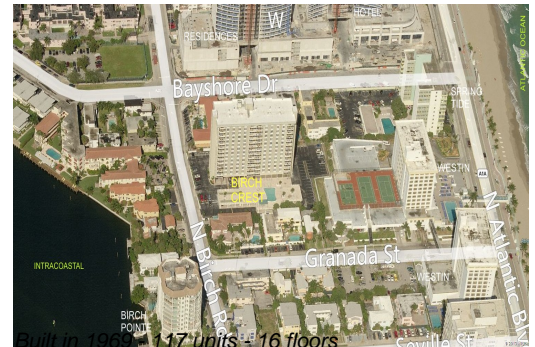
Birch Crest:	\$305/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Birch Crest	1%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Birch Crest	83 days
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Fort Lauderdale
Broward

100 days
88 days