

Unit 401 - Essex Tower

401 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10531768
Status:	Active
Size:	1,228 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$449,000
List PPSF:	\$366
Valuated Price:	\$435,000
Valuated PPSF:	\$354

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:	170
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

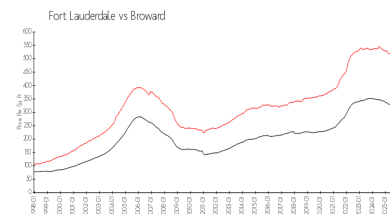
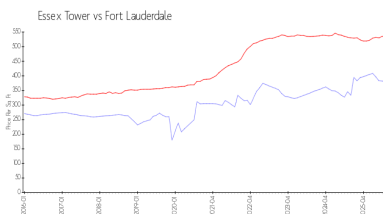
Essex Tower Condominium Association
340 Sunset Dr Apt 610
Fort Lauderdale, FL 33301
Phone number (954) 467-3311

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
907	841 sq ft	Dec 2025	\$348,500	\$414
911	1,534 sq ft	Nov 2025	\$590,000	\$385
1809	1,218 sq ft	Nov 2025	\$480,000	\$394
1601	1,228 sq ft	Sep 2025	\$495,000	\$403
1111	1,534 sq ft	Jul 2025	\$626,500	\$408

Market Information

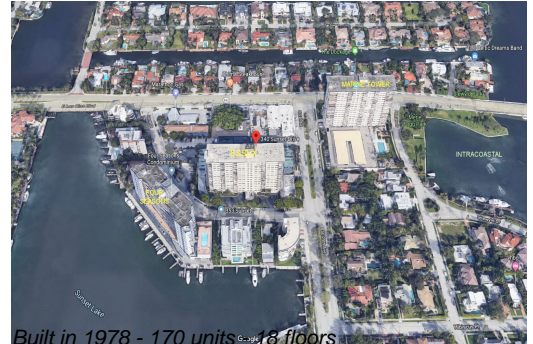


Essex Tower:	\$380/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Essex Tower	2%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Essex Tower
Fort Lauderdale
Broward

123 days
100 days
88 days