

Unit 9 M - Plaza East

9 M - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10534247
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$889,000
List PPSF:	\$613
Valuated Price:	\$748,000
Valuated PPSF:	\$518

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

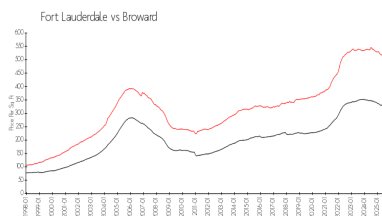
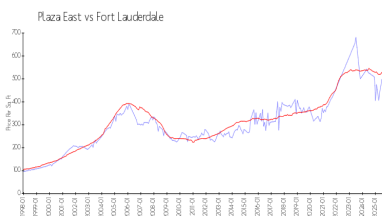
Plaza East Condominium Association
(954) 563-5616 & (954) 567-0185

<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



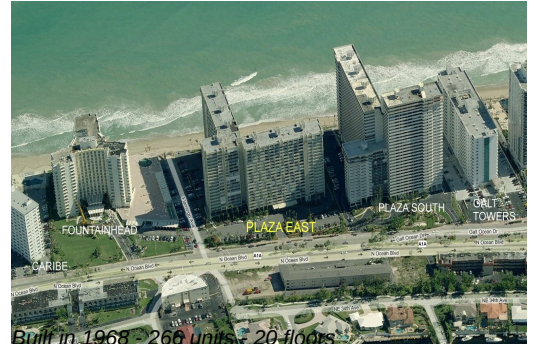
Plaza East:	\$488/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Plaza East	3%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Plaza East	134 days
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Fort Lauderdale
Broward

100 days
88 days