

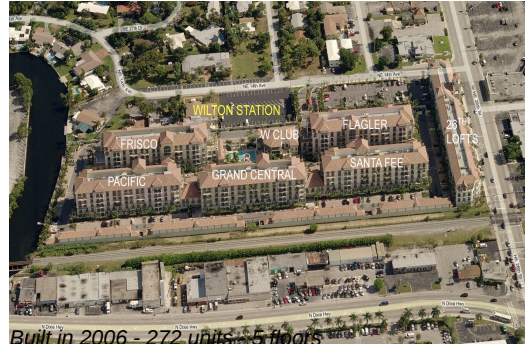
Unit 104 - GRA - Wilton Station

104 - GRA - 2601 NE 14 Av, Wilton Manors, FL, Broward 33305

Unit Information

MLS Number:	F10535165
Status:	Active
Size:	1,777 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Parking-Under Building
View:	
List Price:	\$549,000
List PPSF:	\$309
Valuated Price:	\$541,000
Valuated PPSF:	\$304

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.



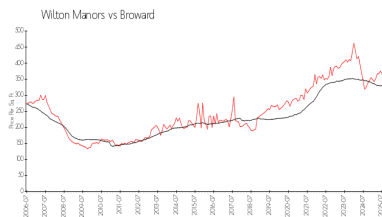
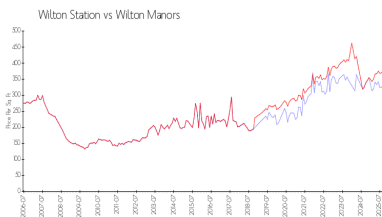
Building Information

Number of units:	272
Number of active listings for rent:	11
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	1,389 sq ft	Dec 2025	\$490,000	\$353
406	1,386 sq ft	Nov 2025	\$394,500	\$285
307	1,386 sq ft	Oct 2025	\$450,000	\$325
101	1,650 sq ft	Oct 2025	\$569,000	\$345
505	1,888 sq ft	Sep 2025	\$604,500	\$320
308	1,400 sq ft	Sep 2025	\$435,000	\$311

Market Information



Wilton Station: \$308/sq. ft.
Wilton Manors: \$367/sq. ft.

Wilton Manors:	\$367/sq. ft.
Broward:	\$311/sq. ft.

Inventory for Sale

Wilton Station	5%
Wilton Manors	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Wilton Station	59 days
Wilton Manors	57 days
Broward	88 days