

# Unit 2400 NW 33rd St # 1108 - Sailboat Pointe

2400 NW 33rd St # 1108 - 2300-2667 NW 33 St, Oakland Park, FL, Broward 33309

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | F10535412                              |
| Status:         | Active                                 |
| Size:           | 1,256 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$250,000                              |
| List PPSF:      | \$199                                  |
| Valuated Price: | \$228,000                              |
| Valuated PPSF:  | \$182                                  |

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:                         | 376 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 12  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 16  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

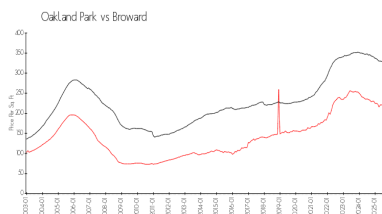
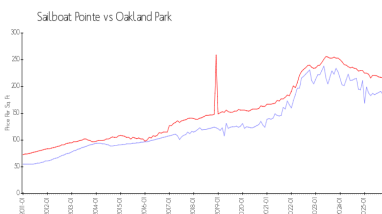
Sailboat Pointe  
Condominium Association Inc  
2325 NW 33rd St,  
Oakland Park, FL 33309  
(954) 677-9489

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 706    | 1,241 sq ft | Nov 2025     | \$217,100  | \$175 |
| 409    | 1,256 sq ft | Sep 2025     | \$240,000  | \$191 |
| 2107   | 1,241 sq ft | Jul 2025     | \$133,500  | \$108 |
| 1110   | 1,256 sq ft | Jul 2025     | \$235,000  | \$187 |
| 509    | 1,256 sq ft | Jul 2025     | \$235,000  | \$187 |
| 1804   | 1,256 sq ft | Jul 2025     | \$210,000  | \$167 |

## Market Information

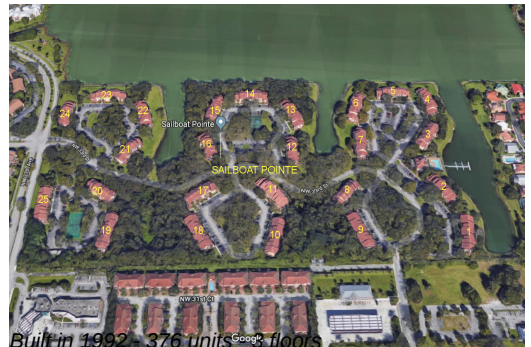


Sailboat Pointe: \$181/sq. ft.  
Oakland Park: \$214/sq. ft.

Oakland Park: \$214/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|                 |    |
|-----------------|----|
| Sailboat Pointe | 3% |
| Oakland Park    | 3% |
| Broward         | 4% |



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

|                 |         |
|-----------------|---------|
| Sailboat Pointe | 61 days |
| Oakland Park    | 69 days |
| Broward         | 88 days |