

Unit 1205 - Water Garden

1205 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10539632
 Status: Active
 Size: 1,080 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$619,000
 List PPSF: \$573
 Valuated Price: \$537,000
 Valuated PPSF: \$497

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: 315
 Number of active listings for rent: 8
 Number of active listings for sale: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 27
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 3

Building Association Information

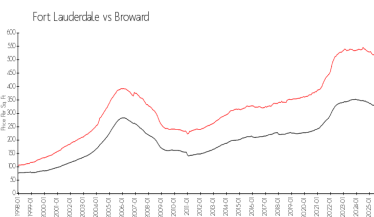
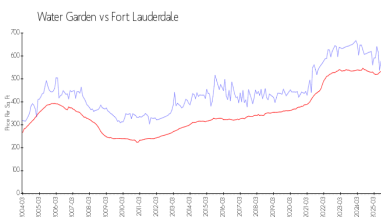
Water Garden Condo Association
 954-525-5535

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1709	1,469 sq ft	Dec 2025	\$820,000	\$558
1505	1,080 sq ft	Nov 2025	\$565,000	\$523
2104	1,469 sq ft	Nov 2025	\$795,000	\$541
2409	1,469 sq ft	Sep 2025	\$720,000	\$490
608	1,080 sq ft	Aug 2025	\$550,000	\$509
501	1,615 sq ft	Aug 2025	\$770,000	\$477
3107	820 sq ft	Aug 2025	\$500,000	\$610
2108	1,080 sq ft	Aug 2025	\$642,500	\$595

Market Information

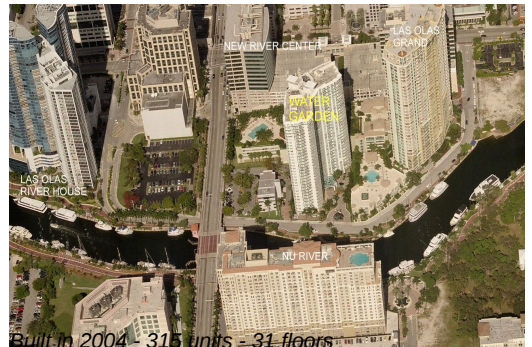


Water Garden: \$557/sq. ft.
 Fort Lauderdale: \$535/sq. ft.

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

Inventory for Sale

Water Garden 3%
 Fort Lauderdale 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Water Garden	116 days
Fort Lauderdale	100 days
Broward	88 days