

Unit 2303 - Water Garden

2303 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10542066
Status:	Active
Size:	1,204 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Attached Garage, Deeded, Garage, Valet
View:	River, Ocean, Intracoastal
List Price:	\$899,999
List PPSF:	\$748
Valuated Price:	\$814,000
Valuated PPSF:	\$676

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:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	34
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	11

Building Association Information

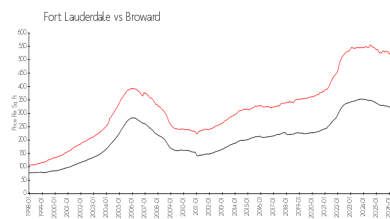
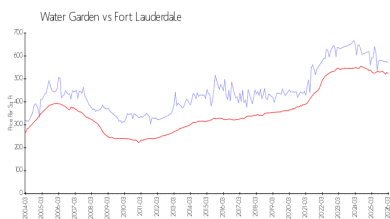
Water Garden Condo Association
954-525-5535

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
907	820 sq ft	Mar 2026	\$425,000	\$518
1205	1,080 sq ft	Mar 2026	\$550,000	\$509
2105	1,080 sq ft	Mar 2026	\$575,000	\$532
411	1,178 sq ft	Mar 2026	\$625,000	\$531
2605	1,080 sq ft	Mar 2026	\$580,000	\$537

Market Information



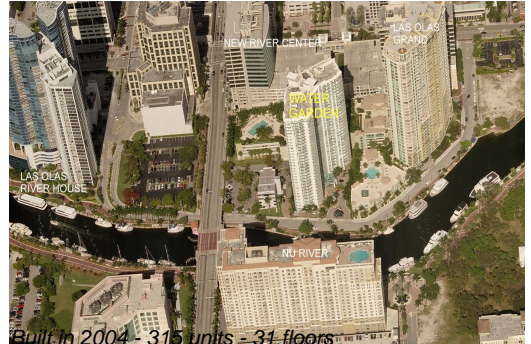
Water Garden:	\$571/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$304/sq. ft.

Inventory for Sale

Water Garden	4%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Water Garden	96 days
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Fort Lauderdale
Broward

103 days
89 days