

# Unit 311 - East Point Towers

311 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10546764  
 Status: Cancelled  
 Size: 1,491 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Deeded  
 View: Other  
 List Price: \$450,000  
 List PPSF: \$302  
 Valuated Price: \$350,000  
 Valuated PPSF: \$235

*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: 274  
 Number of active listings for rent: 4  
 Number of active listings for sale: 15  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

East Point Towers Condominium Inc  
 1170 N Federal Highway  
 Fort Lauderdale, FL 33304-1441  
 (954) 764-0334

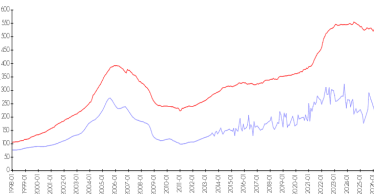
<https://>

## Recent Sales

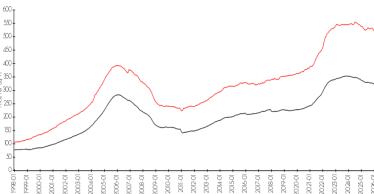
Unit #	Size	Closing Date	Sale Price	PPSF
415	896 sq ft	Feb 2026	\$185,000	\$206
415	896 sq ft	Feb 2026	\$185,000	\$206
419	1,138 sq ft	Nov 2025	\$209,000	\$184
910	1,344 sq ft	Sep 2025	\$390,000	\$290
910	1,344 sq ft	Sep 2025	\$390,000	\$290

## Market Information

East Point Towers vs Fort Lauderdale



Fort Lauderdale vs Broward

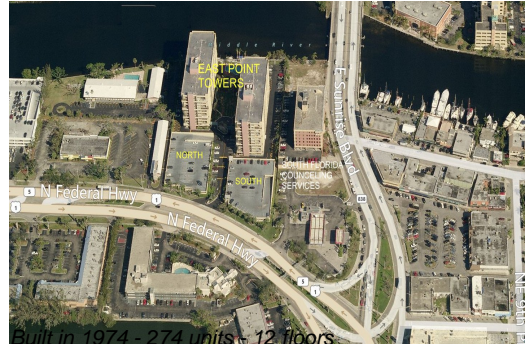


East Point Towers: \$229/sq. ft.      Fort Lauderdale: \$522/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.      Broward: \$304/sq. ft.

## Inventory for Sale

East Point Towers: 5%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months



East Point Towers  
Fort Lauderdale  
Broward

126 days  
103 days  
89 days