

Unit PH B - Plaza East

PH B - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10548497
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest,Under Building,Valet
View:	Ocean,Intracoastal,Direct Ocean
List Price:	\$1,089,000
List PPSF:	\$751
Valuated Price:	\$709,000
Valuated PPSF:	\$612

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:	266
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Building Association Information

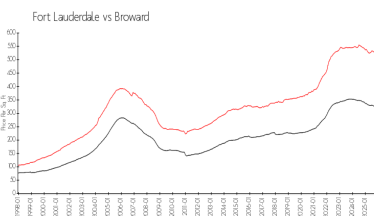
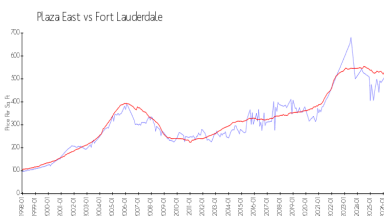
Plaza East Condominium Association
(954) 563-5616 & (954) 567-0185

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
15J	1,450 sq ft	Apr 2026	\$650,000	\$448
9M	1,450 sq ft	Mar 2026	\$850,000	\$586
10L	1,450 sq ft	Mar 2026	\$700,000	\$483
PH J	1,450 sq ft	Feb 2026	\$640,000	\$441
PH J	1,450 sq ft	Jan 2026	\$640,000	\$441

Market Information



Plaza East:	\$512/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$304/sq. ft.

Inventory for Sale

Plaza East	6%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Plaza East	125 days
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Fort Lauderdale
Broward

103 days
89 days