

Unit 2707 - Water Garden

2707 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10549183
Status:	Active
Size:	820 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Attached,Attached Garage,Garage
View:	Garden,Pool
List Price:	\$459,000
List PPSF:	\$560
Valuated Price:	\$485,000
Valuated PPSF:	\$591

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

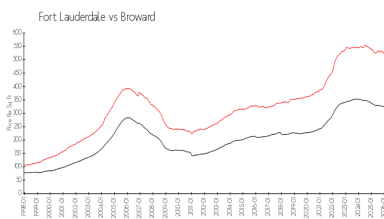
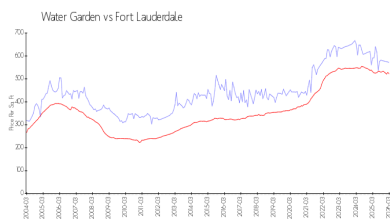
Water Garden Condo Association
954-525-5535

<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



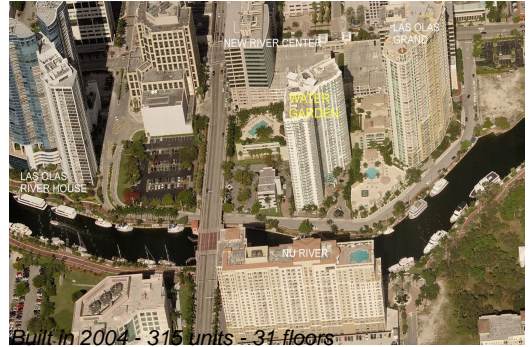
Water Garden:	\$571/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$304/sq. ft.

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