

# Unit 1 - Wisteria Court

1 - 1470 N Dixie Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10551689  
 Status: Active  
 Size: 729 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Garden  
 List Price: \$175,000  
 List PPSF: \$240  
 Valuated Price: \$183,000  
 Valuated PPSF: \$251

*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.*

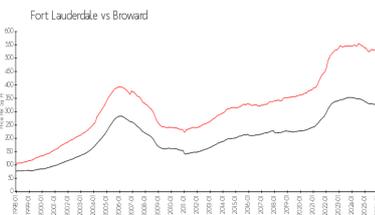
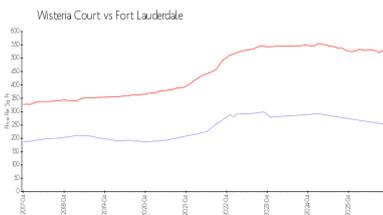
## Building Information

Number of units: 46  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
23	576 sq ft	Jan 2026	\$135,000	\$234
8	576 sq ft	Jan 2026	\$140,000	\$243
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8	576 sq ft	Jan 2026	\$140,000	\$243

## Market Information



Wisteria Court: \$253/sq. ft.      Fort Lauderdale: \$522/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.      Broward: \$306/sq. ft.

## Inventory for Sale

Wisteria Court: 7%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Wisteria Court: 74 days  
 Fort Lauderdale: 103 days  
 Broward: 89 days



Built in 2006 - 46 units - 2 floors