

Unit 1201 - Esplanade on the River

1201 - 401 SW 4 Ave, Fort Lauderdale, FL, Broward 33315

Unit Information

MLS Number:	RX-10841806
Status:	Pending
Size:	997 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Canal, Garden, Marina, River, Tennis
List Price:	\$525,000
List PPSF:	\$527
Valuated Price:	\$516,000
Valuated PPSF:	\$518

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:	139
Number of active listings for rent:	5
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

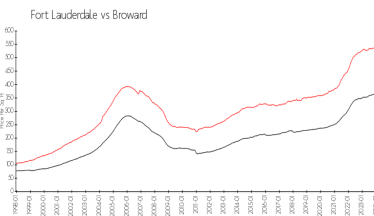
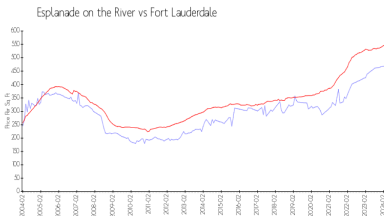
Building Association Information

Esplanade on the River Condo association
(954) 763-9703

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	1,215 sq ft	Aug 2023	\$437,000	\$360
302	1,215 sq ft	Aug 2023	\$620,000	\$510
1508	1,236 sq ft	Aug 2023	\$625,000	\$506
801	997 sq ft	May 2023	\$512,500	\$514

Market Information



Esplanade on the River:	\$469/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Esplanade on the River	2%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Esplanade on the River
Fort Lauderdale
Broward

123 days
75 days
66 days