

# Unit 213 - East Point Towers

213 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: RX-10984801  
 Status: Active Under Contract  
 Size: 1,920 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Detached,Guest  
 View: Garden,River  
 List Price: \$350,000  
 List PPSF: \$182  
 Valuated Price: \$445,000  
 Valuated PPSF: \$247

*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: 24  
 Building inventory for sale: 8%  
 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: 2

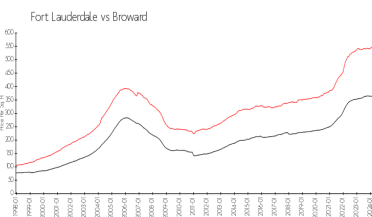
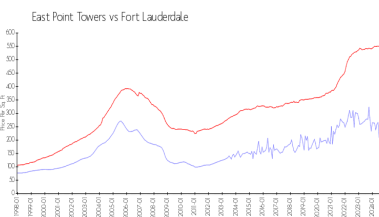
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
813	1,920 sq ft	Jul 2024	\$495,000	\$258
523	1,491 sq ft	Jun 2024	\$377,500	\$253
503	896 sq ft	Jun 2024	\$260,000	\$290
102	1,920 sq ft	Jun 2024	\$540,000	\$281
1111	1,492 sq ft	May 2024	\$415,000	\$278
1217	1,050 sq ft	May 2024	\$275,000	\$262

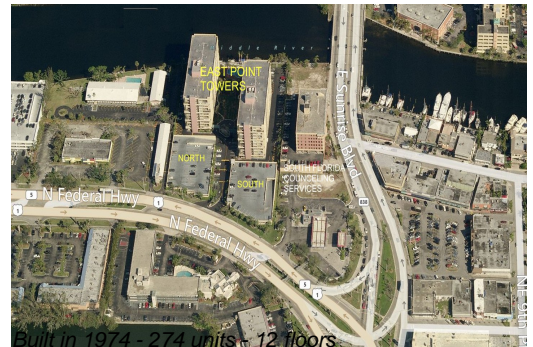
## Market Information



East Point Towers: \$215/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.  
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 Broward: \$345/sq. ft.

## Inventory for Sale

East Point Towers 9%  
 Fort Lauderdale 5%  
 Broward 4%



**Avg. Time to Close Over Last 12 Months**

East Point Towers	73 days
Fort Lauderdale	84 days
Broward	72 days