

# Unit I9 - Drake Tower

I9 - 1800 N Andrews Ave, Fort Lauderdale, FL, Broward 1974

## Unit Information

MLS Number: RX-11019447  
 Status: Active  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Guest,Open  
 View: Pool,River  
 List Price: \$249,999  
 List PPSF: \$312  
 Valuated Price: \$250,000  
 Valuated PPSF: \$316

*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: 143  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

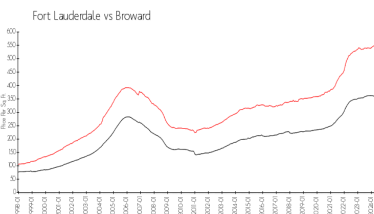
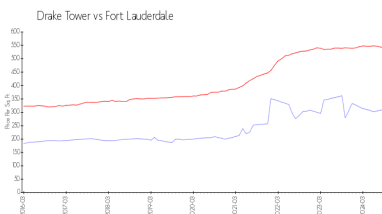
Drake Tower  
 Address: 1800 N Andrews Ave,  
 Fort Lauderdale, FL 33311  
 Phone: +1 954-763-1205

<http://draketowercondo.com/Page/27>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4K	775 sq ft	Nov 2024	\$260,000	\$335
10K	775 sq ft	Sep 2024	\$197,000	\$254
12K	850 sq ft	Jul 2024	\$230,000	\$271
7E	775 sq ft	Jun 2024	\$258,500	\$334
8J	790 sq ft	Jun 2024	\$215,000	\$272

## Market Information

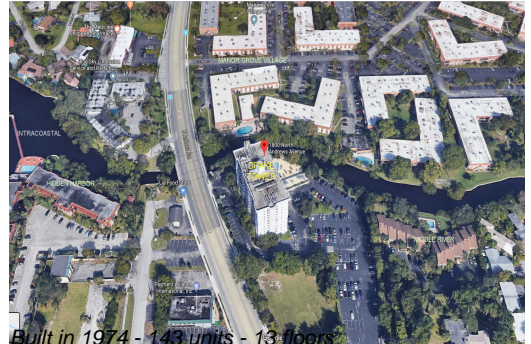


Drake Tower: \$310/sq. ft.      Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Drake Tower: 1%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Drake Tower  
Fort Lauderdale  
Broward

44 days  
86 days  
74 days