

Unit 911 - East Point Towers

911 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	RX-11021828
Status:	Active
Size:	1,491 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	City, Intracoastal
List Price:	\$425,000
List PPSF:	\$285
Valuated Price:	\$367,000
Valuated PPSF:	\$253

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:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Building Association Information

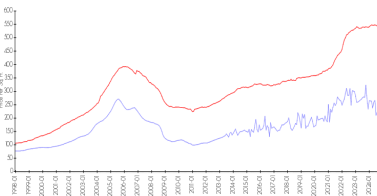
East Point Towers Condominium Inc
 1170 N Federal Highway
 Fort Lauderdale, FL 33304-1441
 (954) 764-0334

Recent Sales

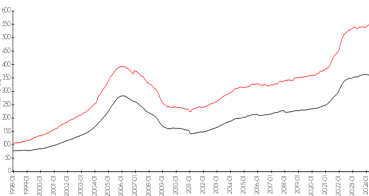
Unit #	Size	Closing Date	Sale Price	PPSF
213	1,920 sq ft	Nov 2024	\$310,000	\$161
221	1,344 sq ft	Oct 2024	\$240,000	\$179
1203	896 sq ft	Sep 2024	\$260,000	\$290
302	1,920 sq ft	Sep 2024	\$515,000	\$268
813	1,920 sq ft	Jul 2024	\$495,000	\$258

Market Information

East Point Towers vs Fort Lauderdale



Fort Lauderdale vs Broward



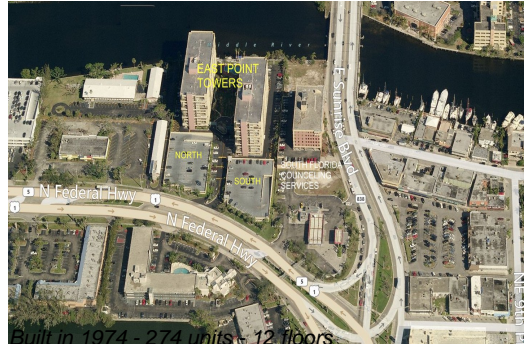
East Point Towers:	\$232/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

East Point Towers	86 days
Fort Lauderdale	87 days



Broward

75 days