

Unit 2 K - Plaza East

2 K - 4300 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: RX-11033444
 Status: Active
 Size: 1,450 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Garage - Building
 View:
 List Price: \$695,000
 List PPSF: \$479
 Valuated Price: \$703,000
 Valuated PPSF: \$487

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: 266
 Number of active listings for rent: 0
 Number of active listings for sale: 17
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

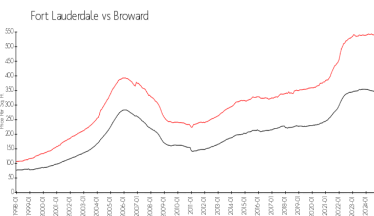
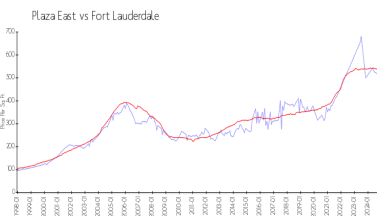
Building Association Information

Plaza East Condominium Association
 (954) 563-5616 & (954) 567-0185

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7J	1,450 sq ft	Dec 2024	\$829,000	\$572
11J	1,450 sq ft	Dec 2024	\$549,000	\$379
18E	1,320 sq ft	Jul 2024	\$530,000	\$402
12K	1,450 sq ft	Jun 2024	\$749,000	\$517
10m	1,450 sq ft	Jun 2024	\$880,000	\$607

Market Information



Plaza East: \$511/sq. ft. Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Plaza East: 6%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Plaza East: 112 days
 Fort Lauderdale: 89 days
 Broward: 78 days

