

# Unit 320 - East Point Towers

320 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: RX-11037869  
 Status: Active  
 Size: 1,138 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned,Covered,Guest  
 View:  
 List Price: \$359,000  
 List PPSF: \$315  
 Valuated Price: \$200,000  
 Valuated PPSF: \$176

*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: 9  
 Number of sales over the last 3 months: 4

## Building Association Information

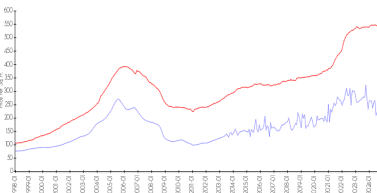
East Point Towers Condominium Inc  
 1170 N Federal Highway  
 Fort Lauderdale, FL 33304-1441  
 (954) 764-0334

## Recent Sales

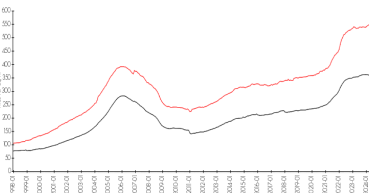
Unit #	Size	Closing Date	Sale Price	PPSF
213	1,920 sq ft	Nov 2024	\$310,000	\$161
221	1,344 sq ft	Oct 2024	\$240,000	\$179
1203	896 sq ft	Sep 2024	\$260,000	\$290
302	1,920 sq ft	Sep 2024	\$515,000	\$268
813	1,920 sq ft	Jul 2024	\$495,000	\$258

## Market Information

East Point Towers vs Fort Lauderdale



Fort Lauderdale vs Broward



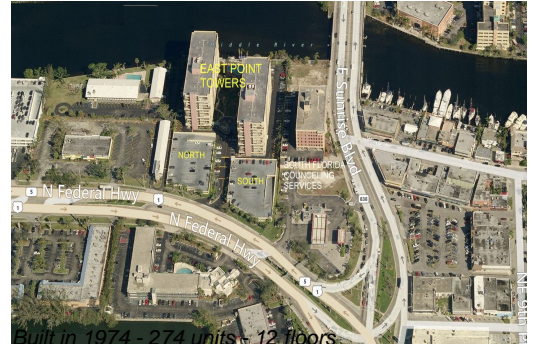
East Point Towers: \$232/sq. ft.      Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.      Broward: \$339/sq. ft.

## 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: 86 days



Broward

74 days