

# Unit 221 - East Point Towers

221 - 1160 N Federal Hwy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: RX-11153104  
 Status: Active  
 Size: 1,344 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage - Attached, Guest  
 View: Garden  
 List Price: \$415,000  
 List PPSF: \$309  
 Valuated Price: \$322,000  
 Valuated PPSF: \$201

*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: 15  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

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

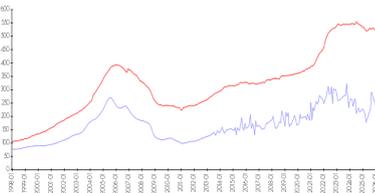
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## Recent Sales

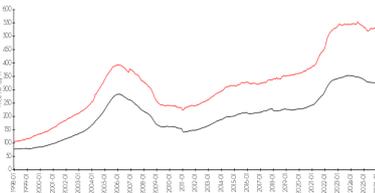
Unit #	Size	Closing Date	Sale Price	PPSF
415	896 sq ft	Feb 2026	\$185,000	\$206
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419	1,138 sq ft	Nov 2025	\$209,000	\$184
910	1,344 sq ft	Sep 2025	\$390,000	\$290
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## Market Information

East Point Towers vs Fort Lauderdale



Fort Lauderdale vs Broward



East Point Towers: \$228/sq. ft.      Fort Lauderdale: \$525/sq. ft.  
 Fort Lauderdale: \$525/sq. ft.      Broward: \$306/sq. ft.

## Inventory for Sale

East Point Towers: 5%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months



East Point Towers  
Fort Lauderdale  
Broward

123 days  
102 days  
89 days