

# Unit 1501 - Vue Residences South

1501 - 2001 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: A11505109  
 Status: Active  
 Size: 1,686 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,150,000  
 List PPSF: \$682  
 Valuated Price: \$1,060,000  
 Valuated PPSF: \$629

*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: 79  
 Number of active listings for rent: 3  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

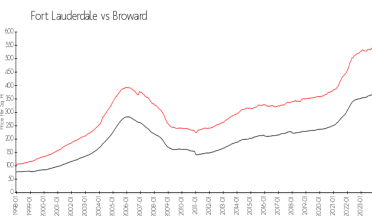
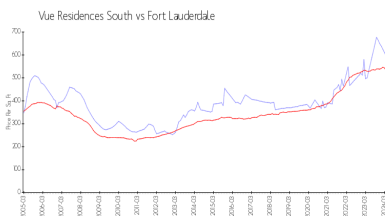
Vue Condominium Association  
 954-369-3349

<http://www.vuecondominium.com/contactus>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1004	1,397 sq ft	Apr 2024	\$712,500	\$510
1002S	1,397 sq ft	Dec 2023	\$740,000	\$530
1406	1,268 sq ft	Oct 2023	\$895,000	\$706

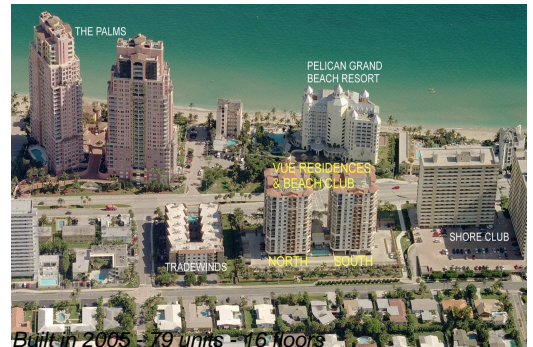
## Market Information



Vue Residences South: \$596/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
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 Broward: \$351/sq. ft.

## Inventory for Sale

Vue Residences South: 1%  
 Fort Lauderdale: 4%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

Vue Residences South	116 days
Fort Lauderdale	76 days
Broward	67 days