

Unit 406 - Foundry Lofts

406 - 411 NW 1 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11572131
 Status: Active
 Size: 975 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$523,000
 List PPSF: \$536
 Valuated Price: \$502,000
 Valuated PPSF: \$515

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.

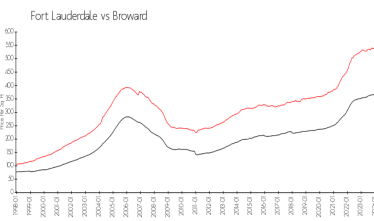
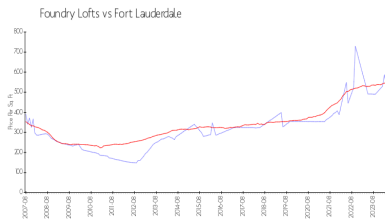
Building Information

Number of units: 36
 Number of active listings for rent: 1
 Number of active listings for sale: 3
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,052 sq ft	Feb 2024	\$620,000	\$589
703	1,363 sq ft	Sep 2023	\$699,000	\$513

Market Information



Foundry Lofts:	\$484/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Foundry Lofts	8%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Foundry Lofts	60 days
Fort Lauderdale	76 days
Broward	67 days

