

Unit 303 - Foundry Lofts

303 - 411 NW 1 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10413052
Status:	Active
Size:	1,363 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Pool Area View
List Price:	\$730,450
List PPSF:	\$536
Valuated Price:	\$663,000
Valuated PPSF:	\$486

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.

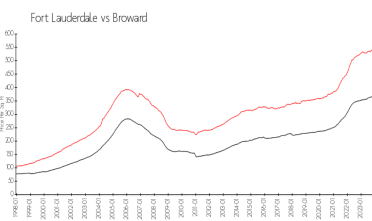
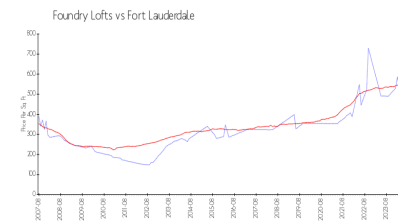
Building Information

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

