

Unit 308 - Village East (1 to 11)

308 - 2005-2131 SE 10 Ave, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number:	F10430647
Status:	Active
Size:	1,054 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$399,000
List PPSF:	\$379
Valuated Price:	\$368,000
Valuated PPSF:	\$349

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:	264
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

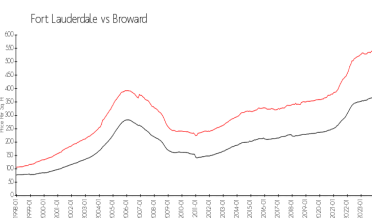
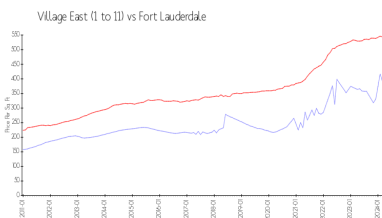
Building Association Information

Village East Condominium Association
 2001 SE 10th Avenue
 Fort Lauderdale, FL 33316
 Phone: (954) 522-9292

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
620	1,054 sq ft	Apr 2024	\$368,000	\$349
102	794 sq ft	Mar 2024	\$260,000	\$327
502	1,054 sq ft	Feb 2024	\$435,000	\$413
108	794 sq ft	Jan 2024	\$257,000	\$324
912	1,054 sq ft	Nov 2023	\$420,000	\$398
128	794 sq ft	Nov 2023	\$250,000	\$315

Market Information



Village East (1 to 11): \$345/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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

Inventory for Sale

Village East (1 to 11)	5%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Village East (1 to 11)	50 days
Fort Lauderdale	76 days
Broward	67 days