

# Unit 518 - Village East (1 to 11)

518 - 2005-2131 SE 10 Ave, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: A11603424  
 Status: Active  
 Size: 1,054 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking  
 View:  
 List Price: \$414,900  
 List PPSF: \$394  
 Valuated Price: \$393,000  
 Valuated PPSF: \$373

*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: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

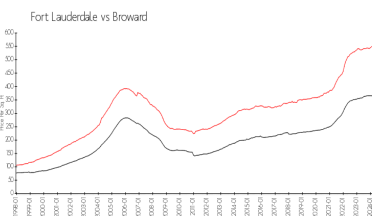
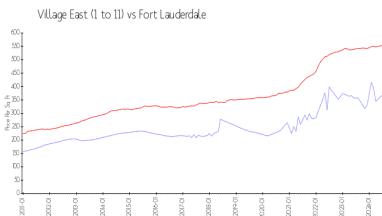
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 317    | 1,054 sq ft | Sep 2024     | \$385,000  | \$365 |
| 907    | 1,054 sq ft | Aug 2024     | \$347,500  | \$330 |
| 409    | 1,054 sq ft | Aug 2024     | \$340,000  | \$323 |
| 125    | 794 sq ft   | Jul 2024     | \$290,000  | \$365 |
| 620    | 1,054 sq ft | Apr 2024     | \$368,000  | \$349 |

## Market Information



Village East (1 to 11): \$368/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

## Inventory for Sale

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



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

|                        |         |
|------------------------|---------|
| Village East (1 to 11) | 57 days |
| Fort Lauderdale        | 84 days |
| Broward                | 72 days |