

# Unit 1809 - Strada 315

1809 - 315 NE 3 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11807329
Status:	Active
Size:	826 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$399,000
List PPSF:	\$483
Valuated Price:	\$370,000
Valuated PPSF:	\$448

*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:	117
Number of active listings for rent:	13
Number of active listings for sale:	10
Building inventory for sale:	8%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

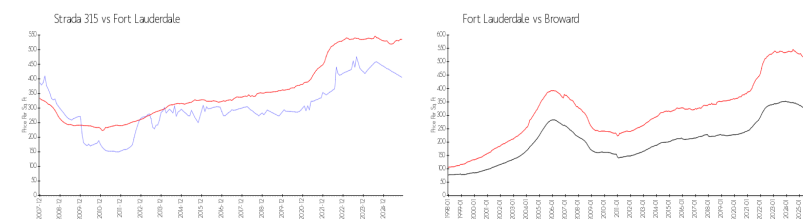
Strada Management Office  
(954) 759-9137

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1505	1,155 sq ft	Nov 2025	\$420,000	\$364
902	607 sq ft	Oct 2025	\$287,500	\$474
1702	607 sq ft	May 2025	\$280,000	\$461

## Market Information



Strada 315:	\$405/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Strada 315	9%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Strada 315	79 days
Fort Lauderdale	100 days
Broward	88 days

