

Unit 507 - Le Cercle by the Beach

507 - 3250 NE 28 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	A11854239
Status:	Active
Size:	760 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$284,500
List PPSF:	\$374
Valuated Price:	\$271,000
Valuated PPSF:	\$357

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:	91
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

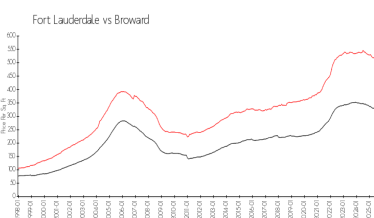
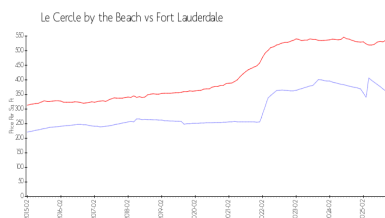
Le Cercle By The Beach
Address 3250 NE 28th St
Fort Lauderdale, Florida 33308
Phone +1 954-564-9855

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	760 sq ft	Apr 2025	\$302,500	\$398
408	760 sq ft	Mar 2025	\$268,000	\$353
311	760 sq ft	Mar 2025	\$255,000	\$336
111	760 sq ft	Jan 2025	\$270,000	\$355

Market Information

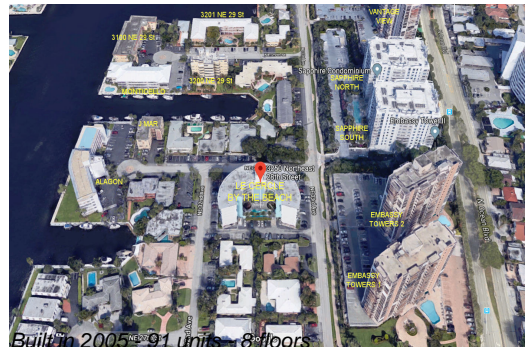


Le Cercle by the Beach:	\$355/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Le Cercle by the Beach	1%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Le Cercle by the Beach
Fort Lauderdale
Broward

115 days
101 days
88 days