

Unit 203 - Southdale

203 - 1100 NE 9 Ave, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	A11924706
Status:	Active
Size:	680 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$150,000
List PPSF:	\$221
Valuated Price:	\$143,000
Valuated PPSF:	\$210

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:	23
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	4%
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:	1

Building Association Information

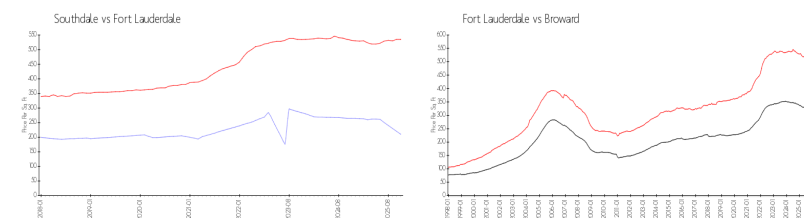
Southdale Condo Associates
Address: 1100 NE 9th Ave,
Fort Lauderdale, FL 33304
Phone: +1 954-463-1578

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	750 sq ft	Dec 2025	\$115,000	\$153
105	600 sq ft	Jun 2025	\$155,000	\$258
303	680 sq ft	Mar 2025	\$140,000	\$206

Market Information



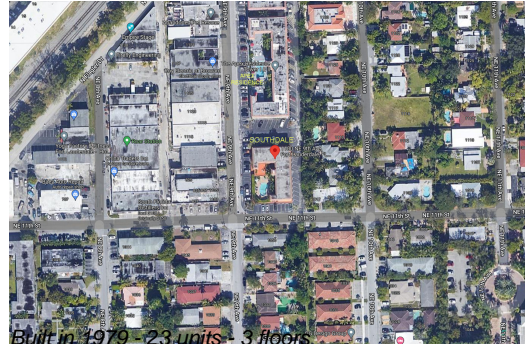
Southdale:	\$210/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Southdale	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Southdale	99 days
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Fort Lauderdale
Broward

100 days
88 days