

# Unit 352 NE 7th Ave - Victoria Mews

352 NE 7th Ave - 300-370 NE 7 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	B26003909
Status:	Active
Size:	2,230 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Attached Garage,Driveway,Garage
View:	Garden
List Price:	\$899,000
List PPSF:	\$403
Valuated Price:	\$850,000
Valuated PPSF:	\$382

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.



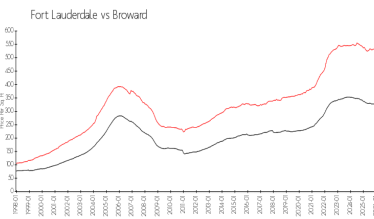
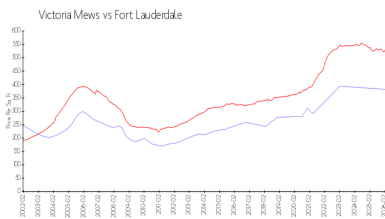
## Building Information

Number of units:	24
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:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,230 sq ft	Mar 2026	\$800,000	\$359
	2,230 sq ft	Mar 2026	\$800,000	\$359

## Market Information



Victoria Mews:	\$381/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$304/sq. ft.

## Inventory for Sale

Victoria Mews	4%
Fort Lauderdale	7%
Broward	6%

## Avg. Time to Close Over Last 12 Months

Victoria Mews	92 days
Fort Lauderdale	103 days
Broward	89 days