

Unit 404 - Le Cercle by the Beach

404 - 3250 NE 28 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: B26008895
 Status: Active
 Size: 760 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned
 View:
 List Price: \$275,000
 List PPSF: \$362
 Valuated Price: \$251,000
 Valuated PPSF: \$330

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: 2
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

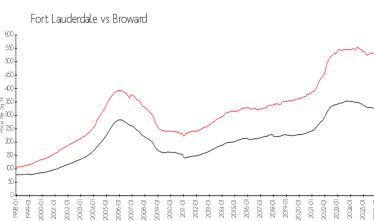
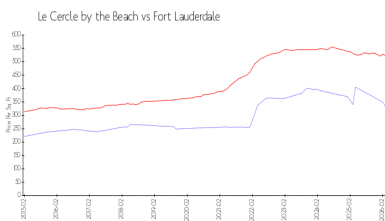
Le Cercle By The Beach
 Address 3250 NE 28th St
 Fort Lauderdale, Florida 33308
 Phone +1 954-564-9855

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507	760 sq ft	Feb 2026	\$265,500	\$349
306	760 sq ft	Apr 2025	\$302,500	\$398
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Market Information

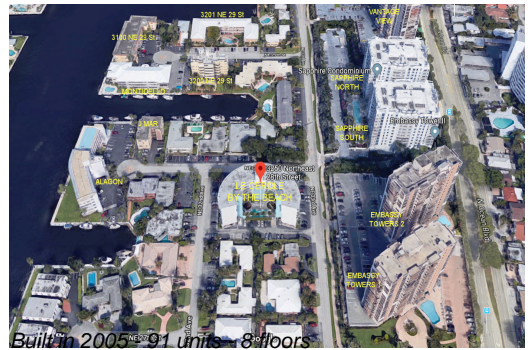


Le Cercle by the Beach:	\$333/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	Broward:	\$304/sq. ft.

Inventory for Sale

Le Cercle by the Beach: 2%
 Fort Lauderdale: 7%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Le Cercle by the Beach
Fort Lauderdale
Broward

115 days
103 days
89 days