

Unit 311 - Le Cercle by the Beach

311 - 3250 NE 28 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10423877
Status:	Active
Size:	760 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$299,999
List PPSF:	\$395
Valuated Price:	\$285,000
Valuated PPSF:	\$375

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:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

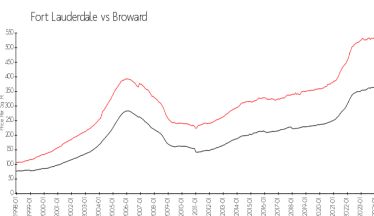
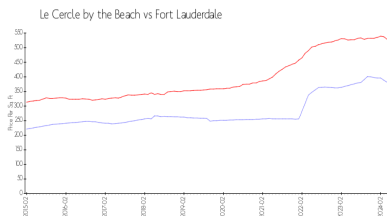
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	760 sq ft	Apr 2024	\$275,000	\$362
211	760 sq ft	Feb 2024	\$309,000	\$407
506	760 sq ft	Feb 2024	\$285,000	\$375
806	760 sq ft	Oct 2023	\$315,000	\$414
303	760 sq ft	Aug 2023	\$285,000	\$375

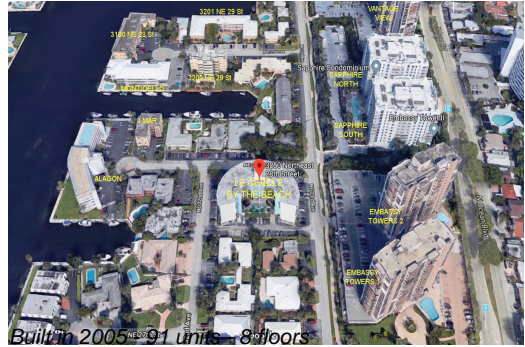
Market Information



Le Cercle by the Beach:	\$381/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Le Cercle by the Beach	2%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Le Cercle by the Beach	99 days
Fort Lauderdale	76 days
Broward	67 days