

# Unit 204 - Nola Lofts

204 - 313 NE 2 St, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10425935  
 Status: Active  
 Size: 1,412 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View: Other View,Pool Area View  
 List Price: \$635,000  
 List PPSF: \$450  
 Valuated Price: \$533,000  
 Valuated PPSF: \$377

*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: 52  
 Number of active listings for rent: 2  
 Number of active listings for sale: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

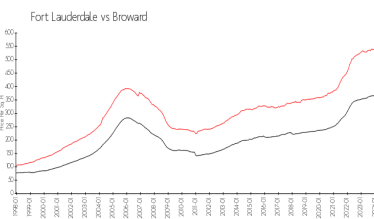
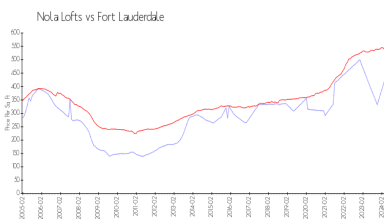
## Building Association Information

Nola Lofts Condominium association  
 (954) 523-4144

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1105	2,000 sq ft	Nov 2023	\$780,000	\$390

## Market Information



Nola Lofts:	\$429/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Nola Lofts	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Nola Lofts	138 days
Fort Lauderdale	76 days
Broward	67 days

