

Unit 809 - Le Cercle by the Beach

809 - 3250 NE 28 St, Fort Lauderdale, FL, Broward 33308

Unit Information

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|-----------------|--------------------------|
| MLS Number: | F10432420 |
| Status: | Active |
| Size: | 760 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | |
| Rental Price: | \$2,300 |
| List PPSF: | \$3 |
| Valuated Price: | \$315,000 |
| Valuated PPSF: | \$414 |

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.

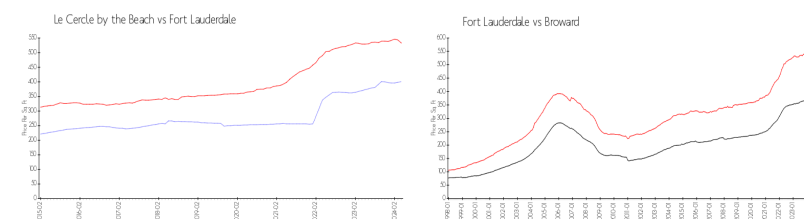
Building Information

| | |
|--|----|
| 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

Market Information



| | | | |
|-------------------------|---------------|------------------|---------------|
| Le Cercle by the Beach: | \$401/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/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 |

