

Unit 110 - Le Cercle by the Beach

110 - 3250 NE 28 St, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10434060
 Status: Active
 Size: 760 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Other View
 List Price: \$295,000
 List PPSF: \$388
 Valuated Price: \$294,000
 Valuated PPSF: \$387

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: 3
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

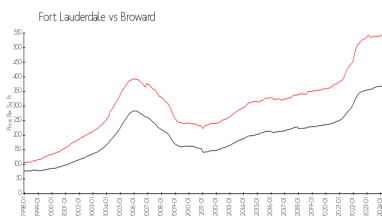
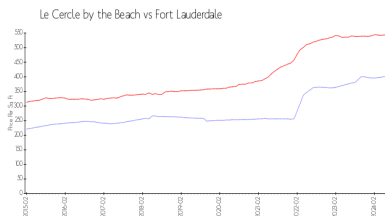
Building Association Information

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
611	760 sq ft	Jun 2024	\$319,900	\$421
505	760 sq ft	Jun 2024	\$272,000	\$358
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

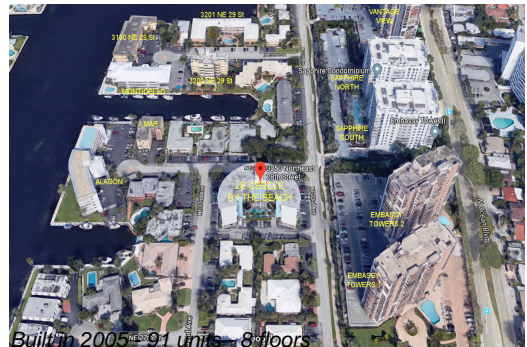
Market Information



Le Cercle by the Beach: \$401/sq. ft.
 Fort Lauderdale: \$545/sq. ft.
 Fort Lauderdale: \$545/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Le Cercle by the Beach: 3%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Le Cercle by the Beach	82 days
Fort Lauderdale	82 days
Broward	70 days