

# Unit 103 - Casa del Sol

103 - 1400 NE 57 St, Fort Lauderdale, FL, Broward 33334

## Unit Information

MLS Number: F10447805  
 Status: Active  
 Size: 860 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Canal, Water View  
 List Price: \$275,000  
 List PPSF: \$320  
 Valuated Price: \$239,000  
 Valuated PPSF: \$275

*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.*

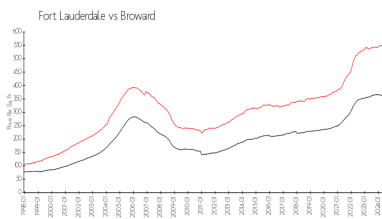
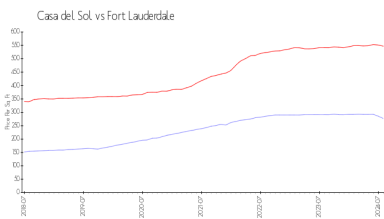
## Building Information

Number of units: 23  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 17%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	870 sq ft	Jun 2024	\$254,000	\$292
107	860 sq ft	Mar 2024	\$280,000	\$326
102	860 sq ft	Oct 2023	\$285,000	\$331

## Market Information



Casa del Sol: \$277/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

## Inventory for Sale

Casa del Sol: 17%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Casa del Sol: 42 days  
 Fort Lauderdale: 84 days  
 Broward: 72 days

