

# Unit 301 - Village East (1 to 11)

301 - 2005-2131 SE 10 Ave, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10447931
Status:	Pending
Size:	1,054 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest Parking,Space Purchased
View:	Garden View
List Price:	\$410,000
List PPSF:	\$389
Valuated Price:	\$385,000
Valuated PPSF:	\$365

*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:	264
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

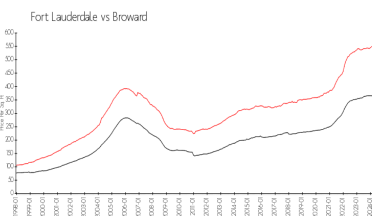
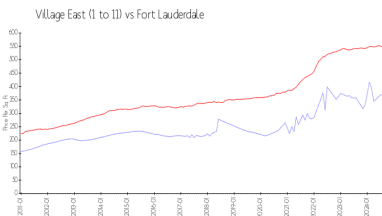
## Building Association Information

Village East Condominium Association  
 2001 SE 10th Avenue  
 Fort Lauderdale, FL 33316  
 Phone: (954) 522-9292

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
317	1,054 sq ft	Sep 2024	\$385,000	\$365
907	1,054 sq ft	Aug 2024	\$347,500	\$330
409	1,054 sq ft	Aug 2024	\$340,000	\$323
125	794 sq ft	Jul 2024	\$290,000	\$365
620	1,054 sq ft	Apr 2024	\$368,000	\$349

## Market Information



Village East (1 to 11): \$368/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

## Inventory for Sale

Village East (1 to 11)	4%
Fort Lauderdale	5%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Village East (1 to 11)	57 days
Fort Lauderdale	84 days
Broward	72 days