

Unit 401 - Sole

401 - 533 NE 33 Av, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10448934
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View
List Price:	\$379,000
List PPSF:	\$306
Valuated Price:	\$360,000
Valuated PPSF:	\$290

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:	243
Number of active listings for rent:	14
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

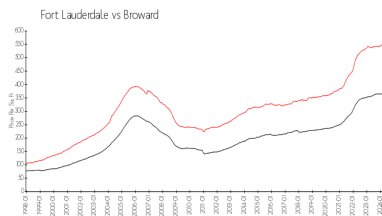
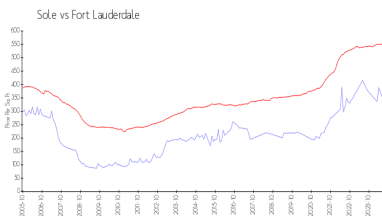
Building Association Information

Sole at Fort Lauderdale Condominium
Association, Inc (954) 713-7396

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
547	960 sq ft	Sep 2024	\$295,000	\$307
501	1,240 sq ft	Aug 2024	\$385,000	\$310
218	1,240 sq ft	Aug 2024	\$350,000	\$282
549	1,240 sq ft	Jun 2024	\$400,000	\$323
314	760 sq ft	Apr 2024	\$300,000	\$395
116	780 sq ft	Apr 2024	\$290,000	\$372

Market Information



Sole:	\$325/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Sole	5%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Sole	56 days
Fort Lauderdale	84 days
Broward	72 days

