

# 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: \$344,000  
 Valuated PPSF: \$277

*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: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

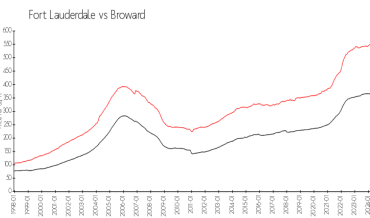
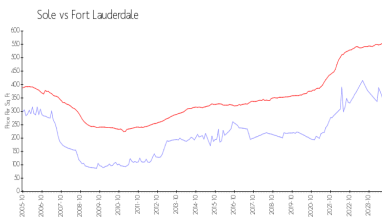
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

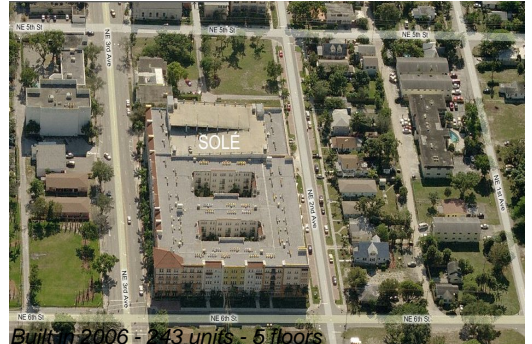


Sole: \$310/sq. ft.      Fort Lauderdale: \$547/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.      Broward: \$346/sq. ft.

## Inventory for Sale

Sole: 4%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Sole  
Fort Lauderdale  
Broward

54 days  
84 days  
72 days