

# Unit 802 - Village East (1 to 11)

802 - 2005-2131 SE 10 Ave, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10449059  
 Status: Pending  
 Size: 878 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Garden View  
 List Price: \$349,000  
 List PPSF: \$397  
 Valuated Price: \$318,000  
 Valuated PPSF: \$362

*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: 11  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

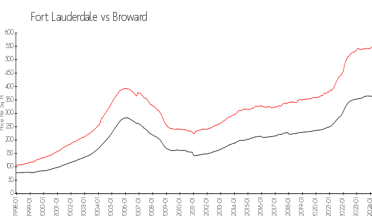
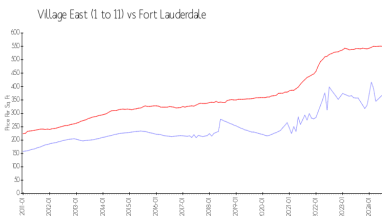
## Building Association Information

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
815	878 sq ft	Sep 2024	\$275,000	\$313
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

## Market Information



Village East (1 to 11): \$365/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.

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 Broward: \$345/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)	59 days
Fort Lauderdale	84 days
Broward	72 days