

Unit 208 - Sole

208 - 533 NE 33 Av, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10451819
 Status: Active
 Size: 780 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, 2 Or More Spaces, Assigned Parking
 View: Other View
 List Price: \$309,900
 List PPSF: \$397
 Valuated Price: \$231,000
 Valuated PPSF: \$296

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: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

Building Association Information

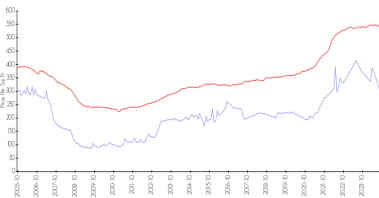
Sole at Fort Lauderdale Condominium Association, Inc (954) 713-7396

Recent Sales

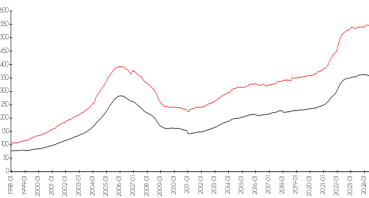
Unit #	Size	Closing Date	Sale Price	PPSF
401	1,240 sq ft	Nov 2024	\$370,000	\$298
522	1,240 sq ft	Nov 2024	\$375,000	\$302
529	780 sq ft	Oct 2024	\$300,000	\$385
547	960 sq ft	Sep 2024	\$295,000	\$307
501	1,240 sq ft	Aug 2024	\$385,000	\$310
218	1,240 sq ft	Aug 2024	\$350,000	\$282

Market Information

Sole vs Fort Lauderdale



Fort Lauderdale vs Broward



Sole: \$300/sq. ft. Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Sole: 59 days
 Fort Lauderdale: 87 days



Broward

75 days