

Unit 304 - Foundry Lofts

304 - 411 NW 1 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10461096
 Status: Active
 Size: 1,363 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Street Parking
 View: Other View
 List Price: \$675,000
 List PPSF: \$495
 Valuated Price: \$641,000
 Valuated PPSF: \$470

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.

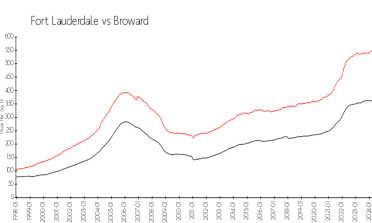
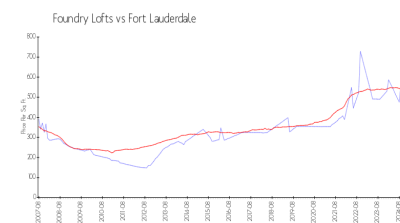
Building Information

Number of units: 36
 Number of active listings for rent: 1
 Number of active listings for sale: 3
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,512 sq ft	Nov 2024	\$820,000	\$542
502	1,521 sq ft	Oct 2024	\$800,000	\$526
506	975 sq ft	Aug 2024	\$499,000	\$512
305	1,052 sq ft	Feb 2024	\$620,000	\$589

Market Information



Foundry Lofts:	\$578/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Foundry Lofts: 8%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Foundry Lofts: 122 days
 Fort Lauderdale: 86 days
 Broward: 74 days

