

# Unit 408 - Le Cercle by the Beach

408 - 3250 NE 28 St, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10462742  
 Status: Active  
 Size: 760 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking  
 View: Intracoastal View, Other View  
 List Price: \$319,500  
 List PPSF: \$420  
 Valuated Price: \$294,000  
 Valuated PPSF: \$387

*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: 91  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

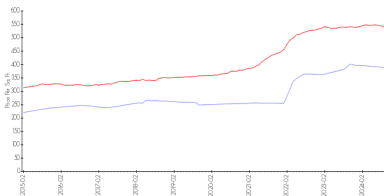
Le Cercle By The Beach  
 Address 3250 NE 28th St  
 Fort Lauderdale, Florida 33308  
 Phone +1 954-564-9855

## Recent Sales

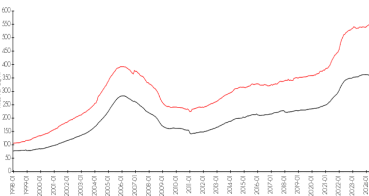
Unit #	Size	Closing Date	Sale Price	PPSF
406	760 sq ft	Sep 2024	\$293,000	\$386
611	760 sq ft	Jun 2024	\$319,900	\$421
505	760 sq ft	Jun 2024	\$272,000	\$358
703	760 sq ft	Apr 2024	\$275,000	\$362
211	760 sq ft	Feb 2024	\$309,000	\$407
506	760 sq ft	Feb 2024	\$285,000	\$375

## Market Information

Le Cercle by the Beach vs Fort Lauderdale



Fort Lauderdale vs Broward

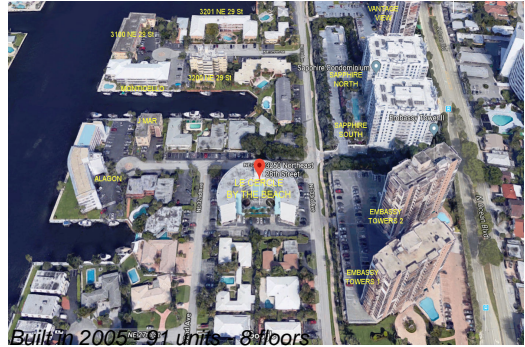


Le Cercle by the Beach: \$389/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Le Cercle by the Beach: 4%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Le Cercle by the Beach  
Fort Lauderdale  
Broward

81 days  
86 days  
74 days