

# Unit 805 - Strada 315

805 - 315 NE 3 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | F10463169       |
| Status:         | Active          |
| Size:           | 1,072 Sq ft.    |
| Bedrooms:       | 2               |
| Full Bathrooms: | 2               |
| Half Bathrooms: | 0               |
| Parking Spaces: | Covered Parking |
| View:           | Other View      |
| List Price:     | \$498,000       |
| List PPSF:      | \$465           |
| Valuated Price: | \$454,000       |
| Valuated PPSF:  | \$424           |

*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:                         | 117 |
| Number of active listings for rent:      | 13  |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

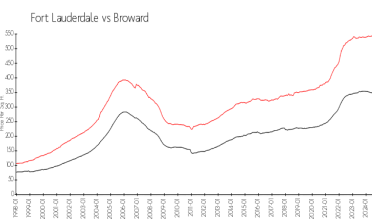
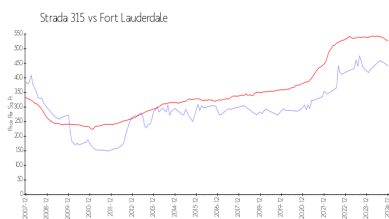
## Building Association Information

Strada Management Office  
(954) 759-9137

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1003   | 1,568 sq ft | Nov 2024     | \$550,000  | \$351 |
| 1004   | 978 sq ft   | Aug 2024     | \$492,500  | \$504 |
| 1101   | 1,185 sq ft | Aug 2024     | \$510,000  | \$430 |
| 1503   | 1,567 sq ft | Jul 2024     | \$592,500  | \$378 |
| 1206   | 1,579 sq ft | May 2024     | \$590,000  | \$374 |
| 2008   | 1,222 sq ft | May 2024     | \$542,500  | \$444 |
| 1901   | 1,285 sq ft | May 2024     | \$550,000  | \$428 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Strada 315:      | \$442/sq. ft. | Fort Lauderdale: | \$527/sq. ft. |
| Fort Lauderdale: | \$527/sq. ft. | Broward:         | \$334/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Strada 315      | 5% |
| Fort Lauderdale | 6% |
| Broward         | 5% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Strada 315      | 77 days |
| Fort Lauderdale | 89 days |



Broward

78 days