

# Unit 541 - Sole

541 - 533 NE 33 Av, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10472640
Status:	Active
Size:	760 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$325,000
List PPSF:	\$428
Valuated Price:	\$246,000
Valuated PPSF:	\$324

*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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

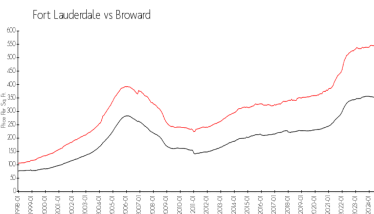
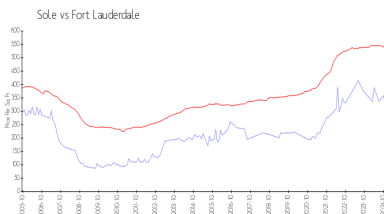
## Building Association Information

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:	\$318/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Sole	4%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Sole	61 days
Fort Lauderdale	89 days
Broward	76 days

