

# Unit 902 - Strada 315

902 - 315 NE 3 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10473654
Status:	Active
Size:	607 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Other View
List Price:	\$345,000
List PPSF:	\$568
Valuated Price:	\$271,000
Valuated PPSF:	\$490

*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:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

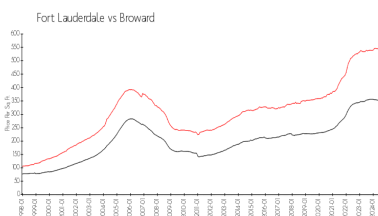
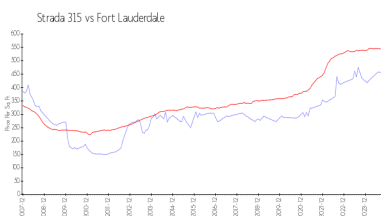
## Building Association Information

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



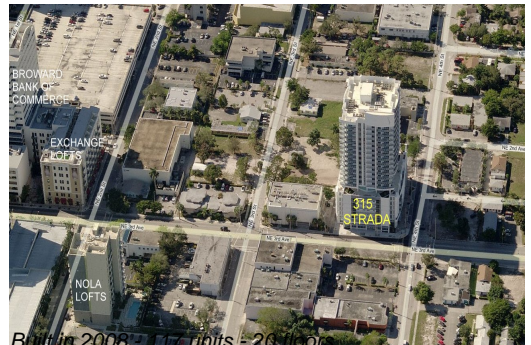
Strada 315:	\$446/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Strada 315	4%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Strada 315	76 days
Fort Lauderdale	89 days



Broward

76 days