

Unit 405 - Foundry Lofts

405 - 411 NW 1 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10474216
Status:	Active
Size:	1,052 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking
View:	Other View
List Price:	\$650,000
List PPSF:	\$618
Valuated Price:	\$601,000
Valuated PPSF:	\$571

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.

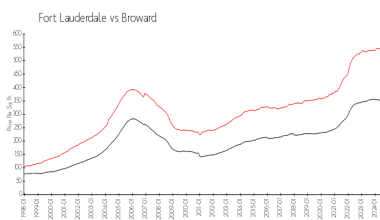
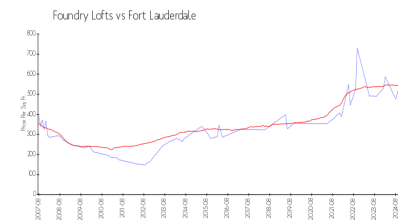
Building Information

Number of units:	36
Number of active listings for rent:	1
Number of active listings for sale:	4
Building inventory for sale:	11%
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:	\$563/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Foundry Lofts	11%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Foundry Lofts	128 days
Fort Lauderdale	89 days
Broward	76 days

