

# Unit 201 - Avenue Lofts IV

201 - 444 NW 1 Av, Fort Lauderdale, FL, Broward 33301

## Unit Information

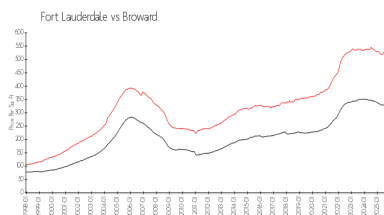
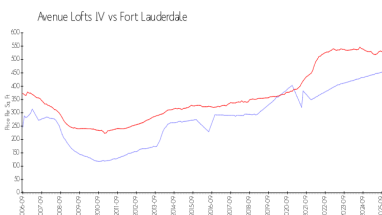
MLS Number: F10518748  
 Status: Active  
 Size: 1,576 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$795,000  
 List PPSF: \$504  
 Valuated Price: \$755,000  
 Valuated PPSF: \$479

*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: 23  
 Number of active listings for rent: 3  
 Number of active listings for sale: 2  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 0  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Market Information



Avenue Lofts IV: \$456/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.

Fort Lauderdale: \$535/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

Avenue Lofts IV: 9%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Avenue Lofts IV: 164 days  
 Fort Lauderdale: 101 days  
 Broward: 88 days

