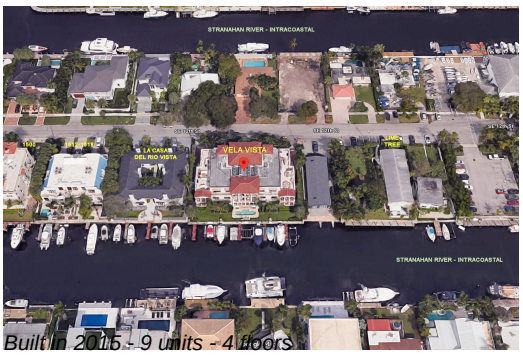
Unit PH1 - Vela Vista

PH1 - 1532 SE 12 St, Fort Lauderdale, FL, Broward 33316



Built in 2015 - 9 units - 4 floors

Unit Information

MLS Number:	F10527914
Status:	Active
Size:	2,360 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Attached,Attached Garage,Covered,Garage
View:	Canal
List Price:	$2,295,000
List PPSF:	$972
Valuated Price:	$2,119,000
Valuated PPSF:	$898

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:	9
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	33%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

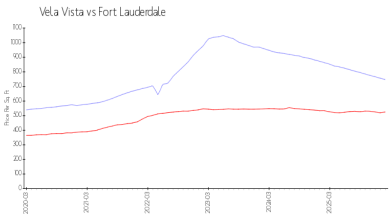
Vela Vista
1532 S.E. 12th Street
Fort Lauderdale, FL 33316

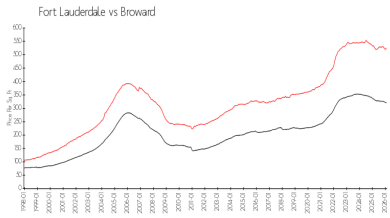
https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	1,761 sq ft	Apr 2025	$1,200,000	$681

Market Information





Vela Vista:	$747/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Vela Vista	33%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Vela Vista	157 days
Fort Lauderdale	102 days
Broward	89 days