

Unit 302 - Vela Vista

302 - 1532 SE 12 St, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10528438
 Status: Active
 Size: 3,522 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned,Covered,Garage Door Opener,Under Building
 View: Direct Ocean,Canal,Pool
 List Price: \$2,495,000
 List PPSF: \$708
 Valuated Price: \$2,549,000
 Valuated PPSF: \$752



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

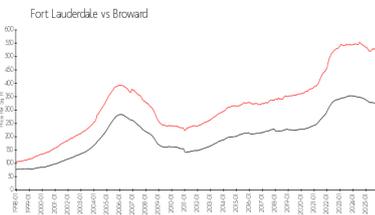
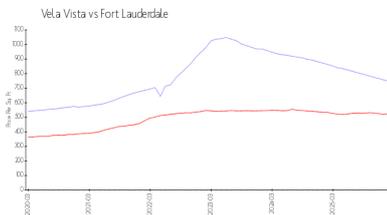
Vela Vista
 1532 S.E. 12th Street
 Fort Lauderdale, FL 33316

<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.

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 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