

# Unit 221 - Sole

221 - 533 NE 33 Av, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10532753  
 Status: Active  
 Size: 960 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$309,000  
 List PPSF: \$322  
 Valuated Price: \$267,000  
 Valuated PPSF: \$278

*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: 243  
 Number of active listings for rent: 14  
 Number of active listings for sale: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

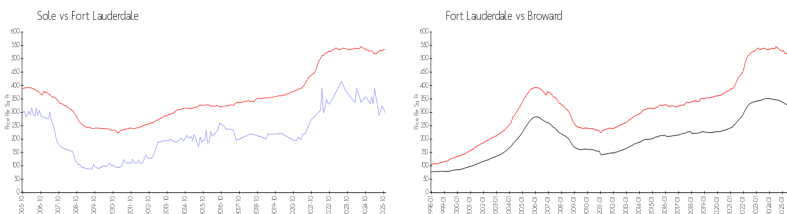
Sole at Fort Lauderdale Condominium  
 Association, Inc (954) 713-7396

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	1,270 sq ft	Dec 2025	\$355,000	\$280
304	1,240 sq ft	Dec 2025	\$330,000	\$266
516	780 sq ft	Oct 2025	\$299,000	\$383
311	1,064 sq ft	Sep 2025	\$270,000	\$254
328	735 sq ft	Sep 2025	\$277,500	\$378
417	1,440 sq ft	Sep 2025	\$435,000	\$302

## Market Information



Sole: \$299/sq. ft. Fort Lauderdale: \$535/sq. ft.  
 Fort Lauderdale: \$535/sq. ft. Broward: \$311/sq. ft.

## Inventory for Sale

Sole 5%  
 Fort Lauderdale 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Sole  
Fort Lauderdale  
Broward

65 days  
100 days  
88 days