

# Unit 304 - Vela Vista

304 - 1532 SE 12 St, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10533215  
 Status: Active  
 Size: 2,067 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered  
 View: Canal,Pool,Water  
 List Price: \$1,495,000  
 List PPSF: \$723  
 Valuated Price: \$1,293,000  
 Valuated PPSF: \$684

*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

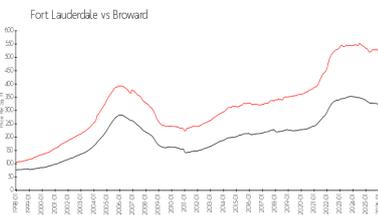
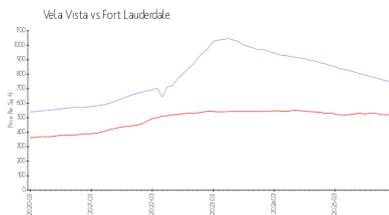
Vela Vista  
 1532 S.E. 12th Street  
 Fort Lauderdale, FL 33316

<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

