

# Unit 209 - Sole

209 - 533 NE 33 Av, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: RX-11015581  
 Status: Active  
 Size: 1,270 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions  
 Garden,Pool  
 View:  
 List Price: \$425,000  
 List PPSF: \$335  
 Valuated Price: \$397,000  
 Valuated PPSF: \$313

*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: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

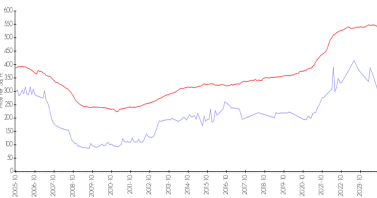
Sole at Fort Lauderdale Condominium Association, Inc (954) 713-7396

## Recent Sales

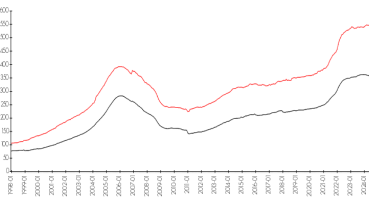
Unit #	Size	Closing Date	Sale Price	PPSF
401	1,240 sq ft	Nov 2024	\$370,000	\$298
522	1,240 sq ft	Nov 2024	\$375,000	\$302
529	780 sq ft	Oct 2024	\$300,000	\$385
547	960 sq ft	Sep 2024	\$295,000	\$307
501	1,240 sq ft	Aug 2024	\$385,000	\$310
218	1,240 sq ft	Aug 2024	\$350,000	\$282

## Market Information

Sole vs Fort Lauderdale



Fort Lauderdale vs Broward



Sole: \$300/sq. ft.      Fort Lauderdale: \$539/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Sole: 3%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Sole: 59 days  
 Fort Lauderdale: 86 days



Broward

74 days