

Unit 436 - Sole

436 - 533 NE 33 Av, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	RX-11040989
Status:	Pending
Size:	667 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$305,000
List PPSF:	\$457
Valuated Price:	\$225,000
Valuated PPSF:	\$337

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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

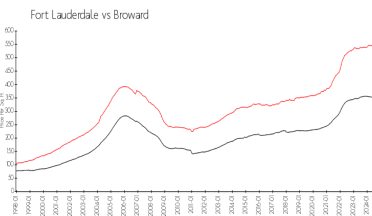
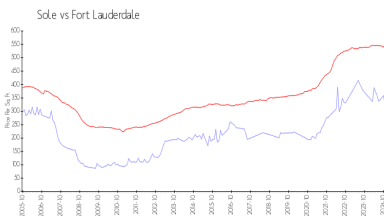
Building Association Information

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:	\$318/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Sole	4%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Sole	61 days
Fort Lauderdale	89 days
Broward	76 days

