

# Unit 540 - Sole

540 - 533 NE 33 Av, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	RX-11146215
Status:	Active
Size:	760 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Garage - Building
View:	City,Garden
List Price:	\$262,500
List PPSF:	\$345
Valuated Price:	\$231,000
Valuated PPSF:	\$304

*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:	12
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

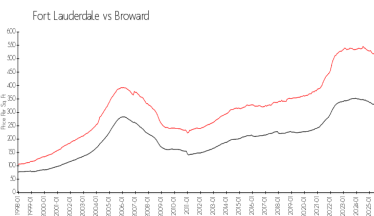
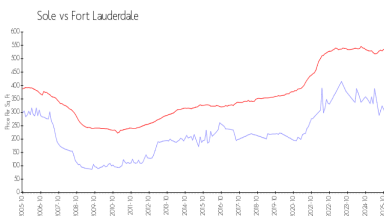
Sole at Fort Lauderdale Condominium Association, Inc (954) 713-7396

<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

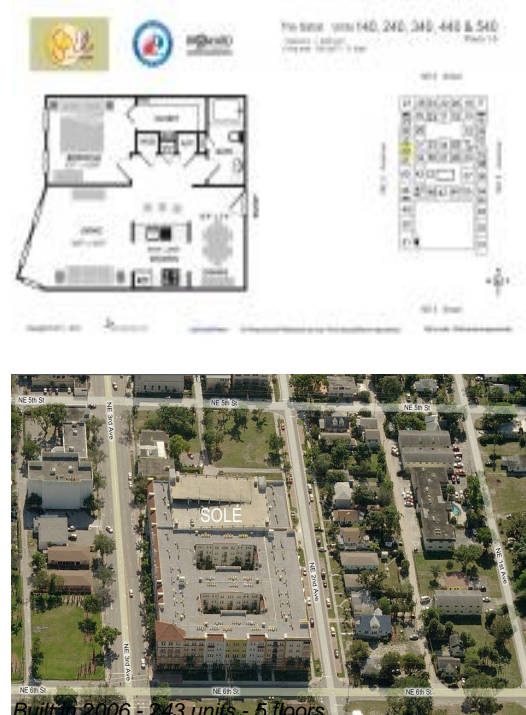


Sole:	\$299/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Sole	5%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Sole  
Fort Lauderdale  
Broward

65 days  
101 days  
88 days