

Unit 204 - Sole

204 - 533 NE 33 Av, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: RX-11169279
 Status: Active
 Size: 1,240 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Garage - Attached
 View: City
 List Price: \$379,000
 List PPSF: \$306
 Valuated Price: \$355,000
 Valuated PPSF: \$286

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: 19
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 5

Building Association Information

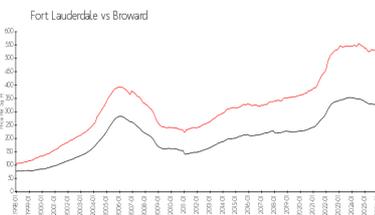
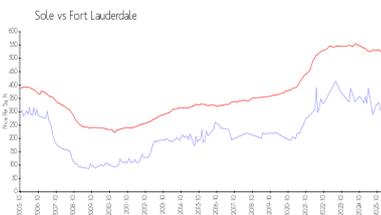
Sole at Fort Lauderdale Condominium Association, Inc (954) 713-7396

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
551	1,240 sq ft	Mar 2026	\$360,000	\$290
243	1,129 sq ft	Mar 2026	\$250,000	\$221
540	760 sq ft	Feb 2026	\$250,000	\$329
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531	1,270 sq ft	Feb 2026	\$360,000	\$283
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Market Information



Sole: \$290/sq. ft. Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft. Broward: \$306/sq. ft.

Inventory for Sale

Sole: 5%
 Fort Lauderdale: 7%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Sole
Fort Lauderdale
Broward

58 days
103 days
89 days