

Unit 406 - Foundry Lofts

406 - 411 NW 1 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11572131
 Status: Active
 Size: 975 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$523,000
 List PPSF: \$536
 Valuated Price: \$502,000
 Valuated PPSF: \$515

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.

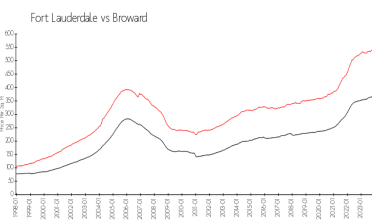
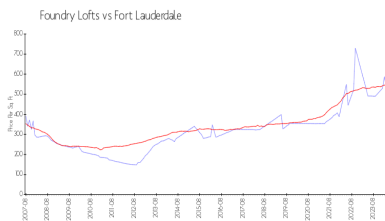
Building Information

Number of units: 36
 Number of active listings for rent: 1
 Number of active listings for sale: 3
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 305 | 1,052 sq ft | Feb 2024 | \$620,000 | \$589 |
| 703 | 1,363 sq ft | Sep 2023 | \$699,000 | \$513 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Foundry Lofts: | \$484/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Foundry Lofts | 8% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Foundry Lofts | 60 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |

