

# Unit 111 - Sole

111 - 533 NE 33 Av, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10379994
Status:	Active
Size:	1,064 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	Garden View
List Price:	\$435,000
List PPSF:	\$409
Valuated Price:	\$336,000
Valuated PPSF:	\$316

*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:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

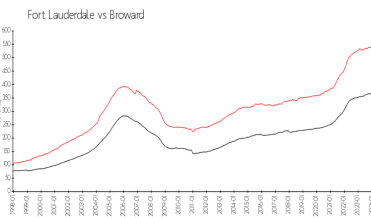
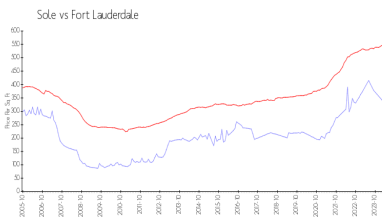
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
314	760 sq ft	Apr 2024	\$300,000	\$395
116	780 sq ft	Apr 2024	\$290,000	\$372
404	1,240 sq ft	Mar 2024	\$430,000	\$347
303	1,240 sq ft	Mar 2024	\$370,000	\$298
322	1,240 sq ft	Feb 2024	\$400,000	\$323

## Market Information

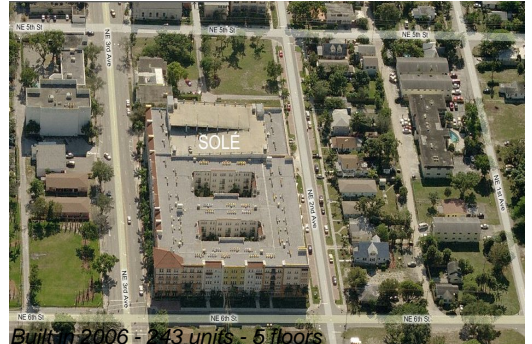


Sole:	\$388/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Sole	3%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Sole  
Fort Lauderdale  
Broward

53 days  
76 days  
67 days