

Unit 142 - Sole

142 - 533 NE 33 Av, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10425944
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Pool Area View
List Price:	\$394,900
List PPSF:	\$318
Valuated Price:	\$420,000
Valuated PPSF:	\$339

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:	4

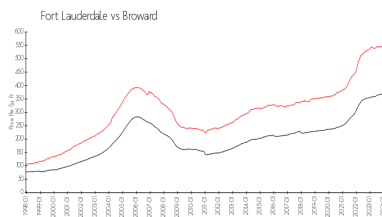
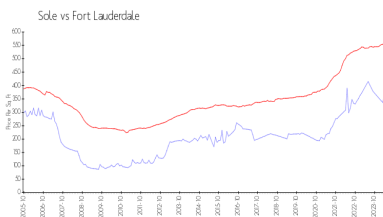
Building Association Information

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

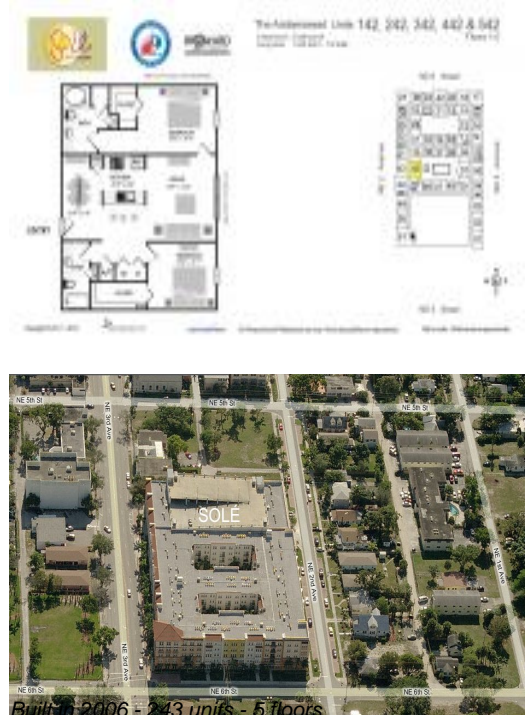


Sole:	\$328/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Sole	3%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Sole
Fort Lauderdale
Broward

53 days
79 days
68 days