

Unit 2008 - Strada 315

2008 - 315 NE 3 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10428646
 Status: Active
 Size: 1,222 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Guest Parking,Parking-Under Building
 View: Garden View,Ocean View,Other View
 List Price: \$549,000
 List PPSF: \$449
 Valuated Price: \$485,000
 Valuated PPSF: \$421

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: 117
 Number of active listings for rent: 13
 Number of active listings for sale: 6
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

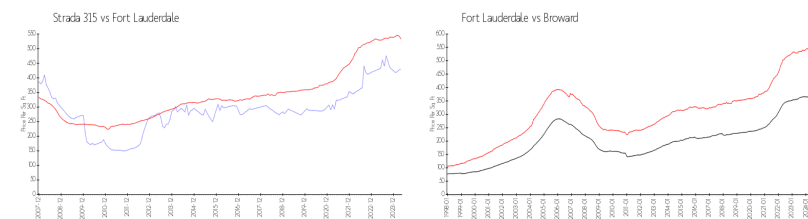
Building Association Information

Strada Management Office
 (954) 759-9137

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1606 | 1,579 sq ft | Feb 2024 | \$610,000 | \$386 |
| 1909 | 889 sq ft | Jan 2024 | \$385,000 | \$433 |
| 1006 | 1,579 sq ft | Dec 2023 | \$625,000 | \$396 |
| 1001 | 1,285 sq ft | Dec 2023 | \$590,000 | \$459 |
| 1104 | 978 sq ft | Oct 2023 | \$380,000 | \$389 |

Market Information

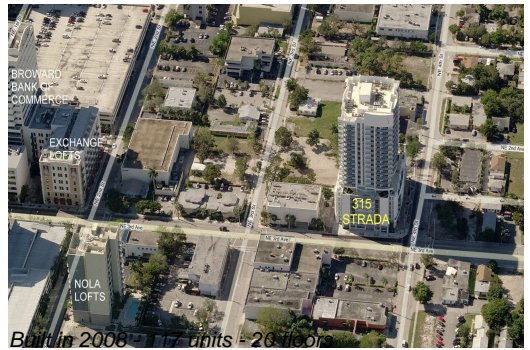


Strada 315: \$430/sq. ft. Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Strada 315: 5%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Strada 315
Fort Lauderdale
Broward

46 days
76 days
67 days