

Unit 409 - Village East (1 to 11)

409 - 2005-2131 SE 10 Ave, Fort Lauderdale, FL, Broward 33316

Unit Information

| | |
|-----------------|-----------------------------|
| MLS Number: | F10430857 |
| Status: | Active |
| Size: | 1,054 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking |
| View: | Garden View, Pool Area View |
| List Price: | \$389,000 |
| List PPSF: | \$369 |
| Valuated Price: | \$368,000 |
| Valuated PPSF: | \$349 |

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

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|--|-----|
| Number of units: | 264 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 4% |
| 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: | 3 |

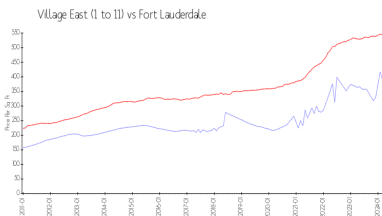
Building Association Information

Village East Condominium Association
 2001 SE 10th Avenue
 Fort Lauderdale, FL 33316
 Phone: (954) 522-9292

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 620 | 1,054 sq ft | Apr 2024 | \$368,000 | \$349 |
| 102 | 794 sq ft | Mar 2024 | \$260,000 | \$327 |
| 502 | 1,054 sq ft | Feb 2024 | \$435,000 | \$413 |
| 108 | 794 sq ft | Jan 2024 | \$257,000 | \$324 |
| 912 | 1,054 sq ft | Nov 2023 | \$420,000 | \$398 |
| 128 | 794 sq ft | Nov 2023 | \$250,000 | \$315 |

Market Information



Village East (1 to 11): \$345/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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

Inventory for Sale

| | |
|------------------------|----|
| Village East (1 to 11) | 5% |
| Fort Lauderdale | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| Village East (1 to 11) | 50 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |