

# 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: \$399,900  
 List PPSF: \$323  
 Valuated Price: \$497,000  
 Valuated PPSF: \$401

*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

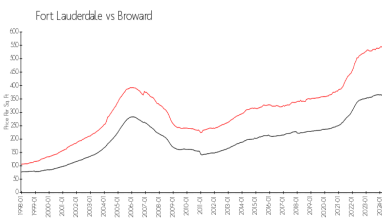
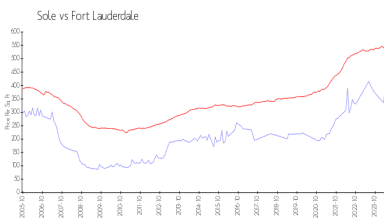
## Building Association Information

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

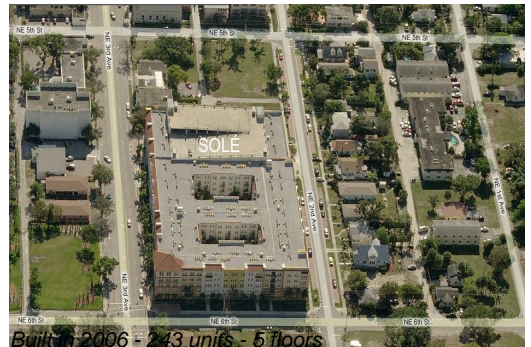


Sole: \$388/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$353/sq. ft.

## Inventory for Sale

Sole: 3%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Sole  
Fort Lauderdale  
Broward

53 days  
79 days  
68 days