

Unit 1503 - Strada 315

1503 - 315 NE 3 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	RX-10960756
Status:	Active Under Contract
Size:	1,567 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Covered,Garage - Building
View:	City,Ocean,Other
List Price:	\$605,000
List PPSF:	\$386
Valuated Price:	\$605,000
Valuated PPSF:	\$413

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:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

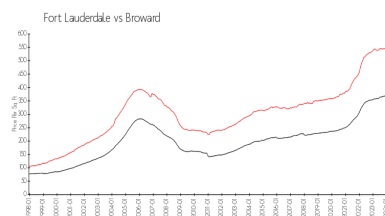
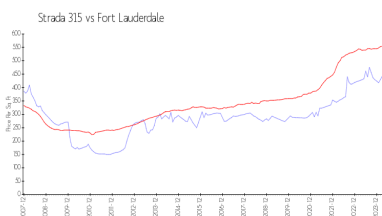
Building Association Information

Strada Management Office
(954) 759-9137

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1206	1,579 sq ft	May 2024	\$590,000	\$374
2008	1,222 sq ft	May 2024	\$542,500	\$444
1901	1,285 sq ft	May 2024	\$550,000	\$428
1606	1,579 sq ft	Feb 2024	\$610,000	\$386
1909	889 sq ft	Jan 2024	\$385,000	\$433

Market Information

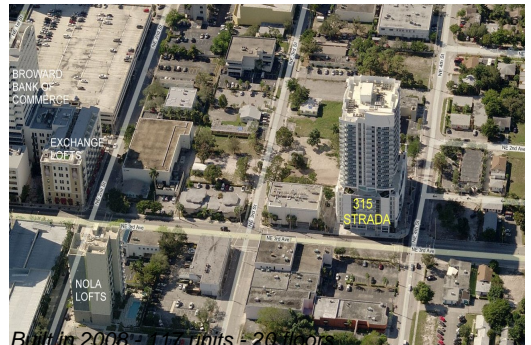


Strada 315:	\$466/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Strada 315	3%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Strada 315
Fort Lauderdale
Broward

50 days
79 days
68 days