

# Unit 1503 - Strada 315

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

## Unit Information

MLS Number:	RX-10960756
Status:	Active
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:	\$558,000
Valuated PPSF:	\$381

*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

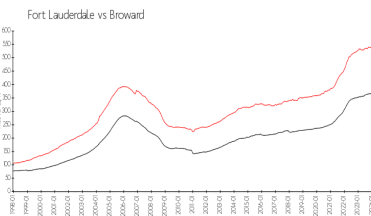
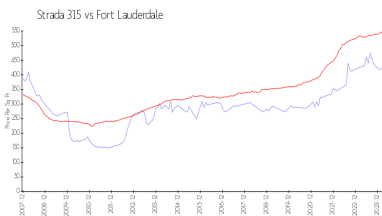
## Building Association Information

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

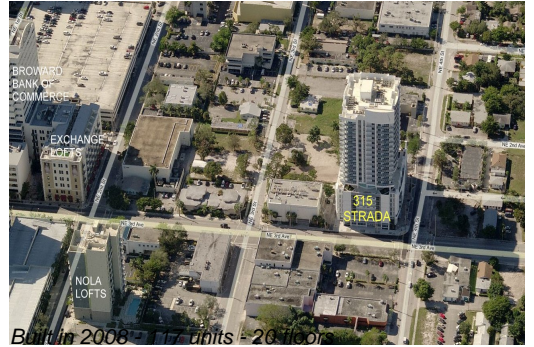


Strada 315:	\$430/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## 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