

# Unit 3465 NW 44th St # 204 - Summer Lake

3465 NW 44th St # 204 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: A11292300  
 Status: Active  
 Size: 1,096 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$297,000  
 List PPSF: \$271  
 Valuated Price: \$228,000  
 Valuated PPSF: \$208

*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: 272  
 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: 27  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 9

## Building Association Information

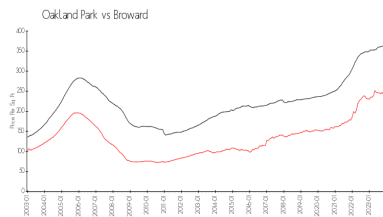
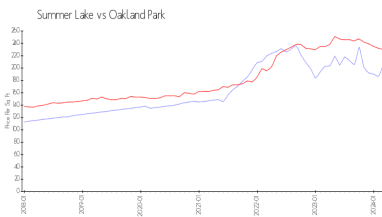
Summer Lake Condominium  
 Address: 5028 NW 33rd Ave,  
 Oakland Park, FL 33309  
 Phone: +1 954-733-8424

<https://summerlakecondominium.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,096 sq ft	Apr 2024	\$195,000	\$178
105	802 sq ft	Apr 2024	\$165,000	\$206
202	1,096 sq ft	Apr 2024	\$165,000	\$151
101	1,200 sq ft	Apr 2024	\$223,000	\$186
202	1,096 sq ft	Mar 2024	\$158,500	\$145
101	1,020 sq ft	Mar 2024	\$210,000	\$206

## Market Information



Summer Lake: \$207/sq. ft.  
 Oakland Park: \$230/sq. ft.

Oakland Park: \$230/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Summer Lake 4%



Oakland Park	4%
Broward	3%

**Avg. Time to Close Over Last 12 Months**

Summer Lake	65 days
Oakland Park	45 days
Broward	66 days