

# Unit 3469 NW 44th St # 103 - Summer Lake

3469 NW 44th St # 103 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	A11459658
Status:	Active
Size:	1,020 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$275,000
List PPSF:	\$270
Valuated Price:	\$191,000
Valuated PPSF:	\$187

*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:	16
Number of sales over the last 3 months:	8

## Building Association Information

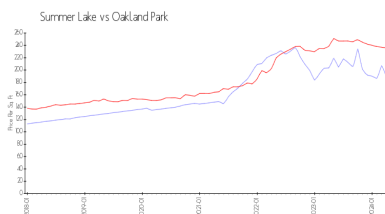
Summer Lake Condominium  
Address: 5028 NW 33rd Ave,  
Oakland Park, FL 33309  
Phone: +1 954-733-8424

<https://summerlakecondominium.com/>

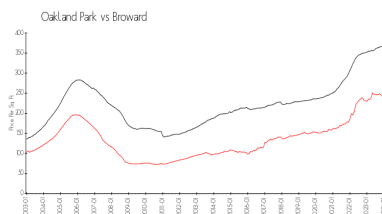
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,020 sq ft	May 2024	\$200,000	\$196
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

## Market Information



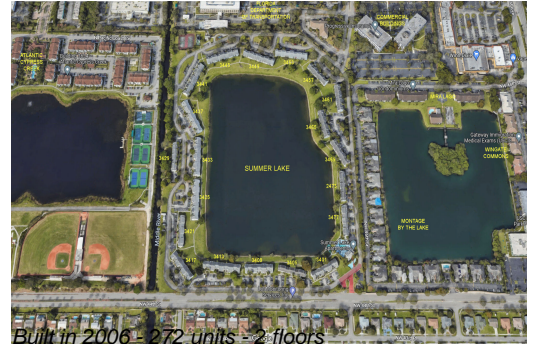
Summer Lake: \$188/sq. ft.  
Oakland Park: \$236/sq. ft.



Oakland Park: \$236/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Summer Lake	4%
Oakland Park	4%



Broward	4%
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**Avg. Time to Close Over Last 12 Months**

Summer Lake	66 days
Oakland Park	47 days
Broward	67 days