

# Unit 12460 NW 33rd St - Artesia Townhomes

12460 NW 33rd St - 3030-3398 NW 125 Wy, Sunrise, FL, Broward 33323

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11560863        |
| Status:         | Active           |
| Size:           | 1,895 Sq ft.     |
| Bedrooms:       | 4                |
| Full Bathrooms: | 3                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$690,000        |
| List PPSF:      | \$364            |
| Valuated Price: | \$723,000        |
| Valuated PPSF:  | \$382            |

*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:                         | 468 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 20  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 4   |

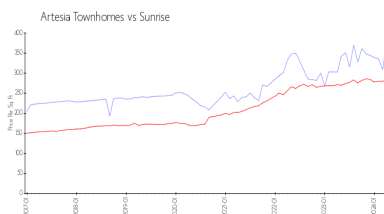
## Building Association Information

Artesia Master Association Inc  
12550 NW 29th Mnr  
Sunrise, FL 33323  
(954) 514-1045

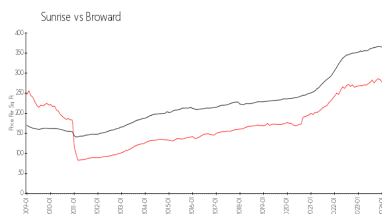
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| .      | 1,700 sq ft | Apr 2024     | \$585,000  | \$344 |
| 3331   | 1,305 sq ft | Apr 2024     | \$439,900  | \$337 |
|        | 2,907 sq ft | Mar 2024     | \$865,000  | \$298 |
|        | 3,271 sq ft | Mar 2024     | \$875,000  | \$268 |
|        | 1,628 sq ft | Feb 2024     | \$530,000  | \$326 |
| 2955   | 1,632 sq ft | Feb 2024     | \$590,000  | \$362 |

## Market Information



Artesia Townhomes: \$391/sq. ft.  
Sunrise: \$285/sq. ft.



Sunrise: \$285/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Artesia Townhomes | 2% |
| Sunrise           | 3% |
| Broward           | 4% |



Built in 2009, 2019 - 478 units - 4 floors

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

|                   |         |
|-------------------|---------|
| Artesia Townhomes | 28 days |
| Sunrise           | 56 days |
| Broward           | 67 days |