

# Unit 3449 NW 44th St # 103 - Summer Lake

3449 NW 44th St # 103 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	A11596410
Status:	Active
Size:	1,020 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$275,000
List PPSF:	\$270
Valuated Price:	\$198,000
Valuated PPSF:	\$194

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:	16
Building inventory for sale:	5%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	4

## Building Association Information

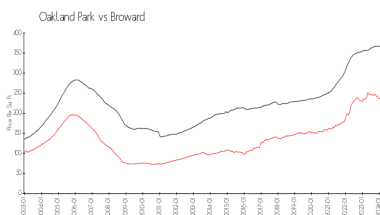
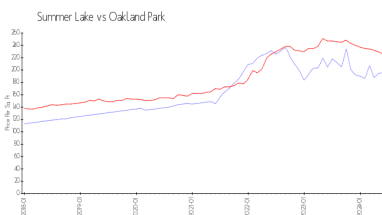
Summer Lake Condominium  
 Address: 5028 NW 33rd Ave,  
 Oakland Park, FL 33309  
 Phone: +1 954-733-8424

<https://summerlakecondominium.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	1,096 sq ft	Jun 2024	\$215,000	\$196
103	802 sq ft	May 2024	\$170,000	\$212
207	1,096 sq ft	May 2024	\$187,000	\$171
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
105	1,020 sq ft	Apr 2024	\$200,000	\$196
101	1,200 sq ft	Apr 2024	\$223,000	\$186

## Market Information



Summer Lake: \$195/sq. ft.  
 Oakland Park: \$226/sq. ft.

Oakland Park: \$226/sq. ft.  
 Broward: \$349/sq. ft.



## Inventory for Sale

Summer Lake	6%
Oakland Park	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Summer Lake	69 days
Oakland Park	58 days
Broward	70 days