

# Unit 12698 NW 32nd Mnr - Artesia Townhomes

12698 NW 32nd Mnr - 3030-3398 NW 125 Wy, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11611141  
 Status: Active  
 Size: 1,619 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Guest Parking

View:  
 List Price: \$519,900  
 Valuated Price: \$318,000  
 Valuated PPSF: \$303

*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: 7  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 4

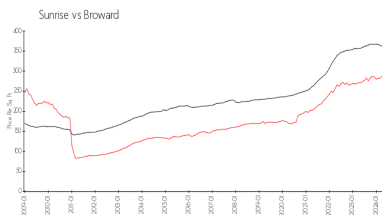
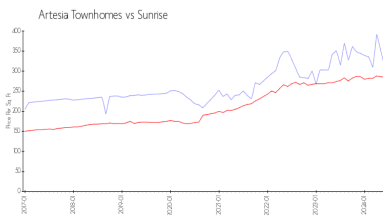
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12460	1,895 sq ft	Jul 2024	\$650,000	\$343
	1,050 sq ft	Jul 2024	\$465,000	\$443
	1,886 sq ft	Jul 2024	\$565,000	\$300
3184	1,611 sq ft	Jun 2024	\$480,000	\$298
.	1,700 sq ft	Apr 2024	\$585,000	\$344
3331	1,305 sq ft	Apr 2024	\$439,900	\$337

## Market Information



Artesia Townhomes: \$310/sq. ft.  
 Sunrise: \$285/sq. ft.

Sunrise: \$285/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Artesia Townhomes: 1%  
 Sunrise: 3%



Broward

4%

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

Artesia Townhomes	32 days
Sunrise	62 days
Broward	70 days