

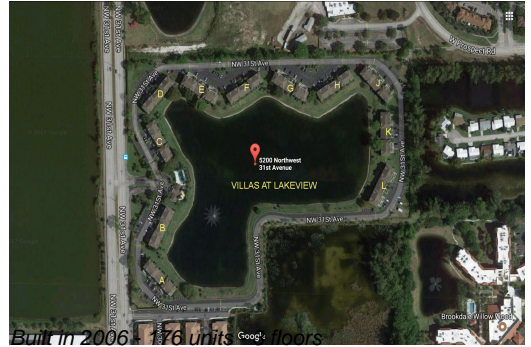
Unit 30 - Villas at Lakeview

30 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309

Unit Information

MLS Number:	A11611648
Status:	Active
Size:	1,032 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
Rental Price:	\$2,375
List PPSF:	\$2
Valuated Price:	\$252,000
Valuated PPSF:	\$244

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

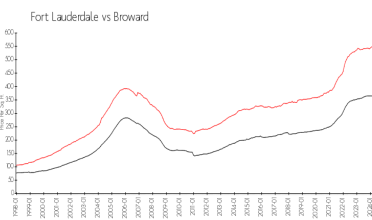
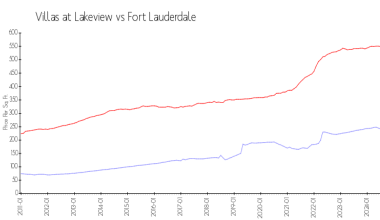
Number of units:	176
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

Villas At Lakeview
5200 NW 31St Ave,
Fort Lauderdale, FL 33309

<http://villasatlakeviewcondo.com/>

Market Information



Villas at Lakeview:	\$244/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Villas at Lakeview	2%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Villas at Lakeview	37 days
Fort Lauderdale	84 days
Broward	72 days