

Unit 4435 SW 160th Ave # 205 - Courtyards at Nautica

4435 SW 160th Ave # 205 - 4301-4475 SW 160 Ave, Miramar, FL, Broward 33027

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11612481 |
| Status: | Active |
| Size: | 1,491 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$435,000 |
| List PPSF: | \$292 |
| Valuated Price: | \$420,000 |
| Valuated PPSF: | \$282 |

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: | 336 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 12 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

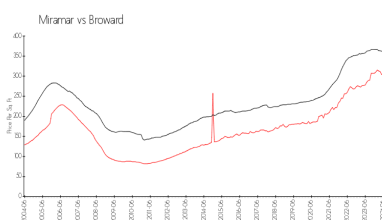
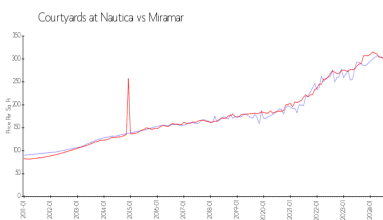
Courtyards At Nautica
 Condominium Association
 Address: 4525 SW 160th Ave,
 Miramar, FL 33027
 Phone: +1 954-441-2274

<https://www.courtyardsatnautica.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 207 | 1,205 sq ft | Jul 2024 | \$364,000 | \$302 |
| 213 | 1,205 sq ft | Apr 2024 | \$360,000 | \$299 |
| 205 | 1,205 sq ft | Apr 2024 | \$378,000 | \$314 |
| 203 | 1,205 sq ft | Apr 2024 | \$365,000 | \$303 |
| 103 | 1,340 sq ft | Apr 2024 | \$410,000 | \$306 |

Market Information



| | | | |
|------------------------|---------------|----------|---------------|
| Courtyards at Nautica: | \$281/sq. ft. | Miramar: | \$295/sq. ft. |
| Miramar: | \$295/sq. ft. | Broward: | \$346/sq. ft. |



Inventory for Sale

| | |
|-----------------------|----|
| Courtyards at Nautica | 1% |
| Miramar | 1% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Courtyards at Nautica | 52 days |
| Miramar | 45 days |
| Broward | 72 days |