

# Unit 12430 NW 32nd Mnr - Artesia Townhomes

12430 NW 32nd Mnr - 3030-3398 NW 125 Wy, Sunrise, FL, Broward 33323

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | A11621505                      |
| Status:         | Active                         |
| Size:           | 1,886 Sq ft.                   |
| Bedrooms:       | 3                              |
| Full Bathrooms: | 2                              |
| Half Bathrooms: | 1                              |
| Parking Spaces: | 2 Or More Spaces,Guest Parking |
| View:           |                                |
| List Price:     | \$585,000                      |
| List PPSF:      | \$310                          |
| Valuated Price: | \$571,000                      |
| 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   |

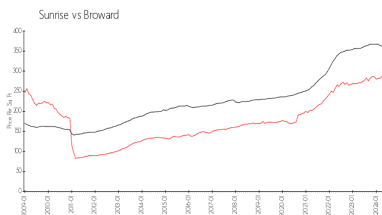
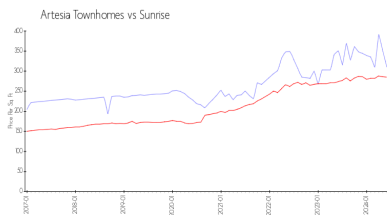
## Building Association Information

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