

Unit 1608 - Villas de Tuscany

1608 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

Unit Information

MLS Number:	A11633361
Status:	Active
Size:	1,064 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Additional Spaces Available
View:	
List Price:	\$320,000
List PPSF:	\$301
Valuated Price:	\$264,000
Valuated PPSF:	\$248

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:	234
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

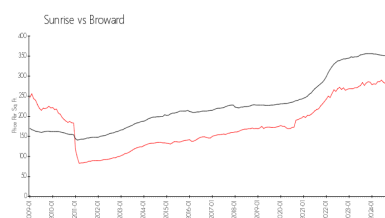
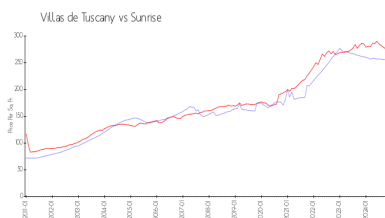
Building Association Information

Villas de Tuscany Condo Association
731 SW 148th Ave
Davie, FL 33325
(954) 236-5441

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
413	1,409 sq ft	Oct 2024	\$337,000	\$239
1405	1,068 sq ft	Oct 2024	\$294,000	\$275
311	1,285 sq ft	Sep 2024	\$305,000	\$237
101	1,034 sq ft	Apr 2024	\$340,000	\$329
1211	1,068 sq ft	Mar 2024	\$280,000	\$262
1611	1,311 sq ft	Mar 2024	\$320,000	\$244

Market Information



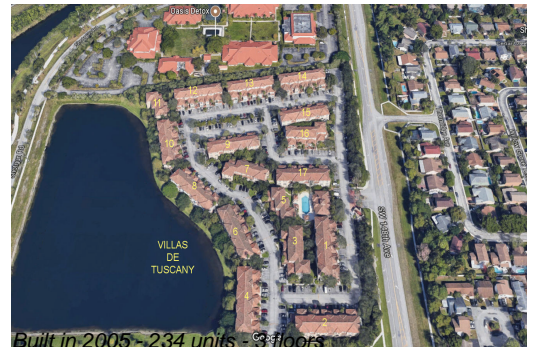
Villas de Tuscany:	\$254/sq. ft.	Sunrise:	\$272/sq. ft.
Sunrise:	\$272/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Villas de Tuscany	5%
Sunrise	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Villas de Tuscany	80 days
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Sunrise
Broward

73 days
77 days