

# Unit 217 - Villas at Lakeview

217 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309

## Unit Information

MLS Number: A11649612  
 Status: Active  
 Size: 1,032 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$229,000  
 List PPSF: \$222  
 Valuated Price: \$248,000  
 Valuated PPSF: \$240

*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: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

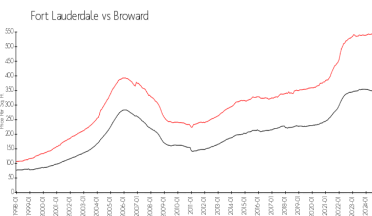
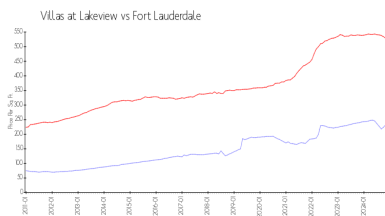
Villas At Lakeview  
 5200 NW 31St Ave,  
 Fort Lauderdale, FL 33309

<http://villasatlakeviewcondo.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
44	927 sq ft	Dec 2024	\$219,000	\$236
51	1,032 sq ft	Sep 2024	\$226,000	\$219
151	1,032 sq ft	Jun 2024	\$240,000	\$233
95	702 sq ft	May 2024	\$175,000	\$249
30	1,032 sq ft	Mar 2024	\$225,000	\$218

## Market Information



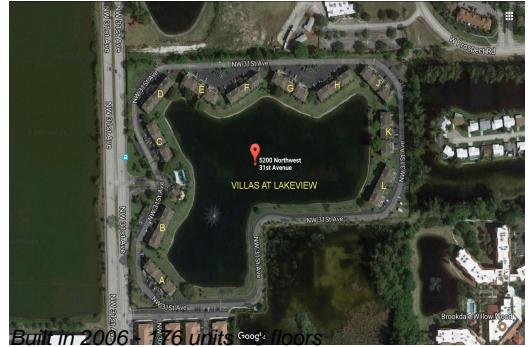
Villas at Lakeview: \$240/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.

Fort Lauderdale: \$527/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Villas at Lakeview: 2%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months



Villas at Lakeview  
Fort Lauderdale  
Broward

44 days  
89 days  
78 days