

# Unit 3449 NW 44th St # 101 - Summer Lake

3449 NW 44th St # 101 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: A11650449  
 Status: Active  
 Size: 1,020 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$225,000  
 List PPSF: \$221  
 Valuated Price: \$220,000  
 Valuated PPSF: \$216

*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: 272  
 Number of active listings for rent: 0  
 Number of active listings for sale: 27  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Building Association Information

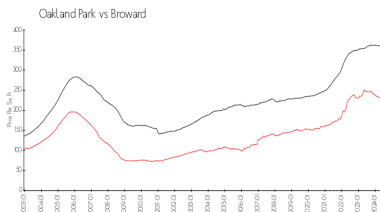
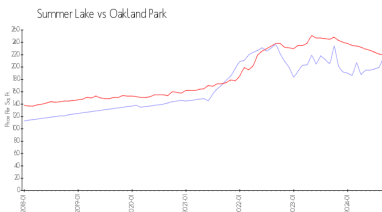
Summer Lake Condominium  
 Address: 5028 NW 33rd Ave,  
 Oakland Park, FL 33309  
 Phone: +1 954-733-8424

<https://summerlakecondominium.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,096 sq ft	Nov 2024	\$180,000	\$164
104	1,020 sq ft	Sep 2024	\$220,000	\$216
203	1,096 sq ft	Aug 2024	\$220,000	\$201
208	1,096 sq ft	Jul 2024	\$202,500	\$185
204	1,096 sq ft	Jun 2024	\$215,000	\$196

## Market Information



Summer Lake: \$217/sq. ft.  
 Oakland Park: \$220/sq. ft.  
 Oakland Park: \$220/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Summer Lake 10%  
 Oakland Park 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Summer Lake  
Oakland Park  
Broward

69 days  
64 days  
74 days