

Unit 3457 NW 44th St # 203 - Summer Lake

3457 NW 44th St # 203 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

Unit Information

MLS Number: A11651755
 Status: Active
 Size: 1,096 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Guest Parking
 View:
 List Price: \$223,500
 List PPSF: \$204
 Valuated Price: \$239,000
 Valuated PPSF: \$218

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: 26
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Building Association Information

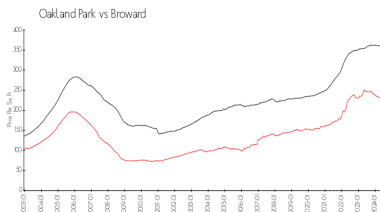
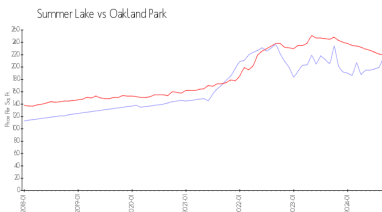
Summer Lake Condominium
 Address: 5028 NW 33rd Ave,
 Oakland Park, FL 33309
 Phone: +1 954-733-8424

<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

65 days
64 days
75 days