

Unit 16-205 - Windmill Lakes

16-205 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	A11661085
Status:	Pending
Size:	985 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Spaces Available,Assigned Parking,Guest Parking
View:	
List Price:	\$279,999
List PPSF:	\$284
Valuated Price:	\$221,000
Valuated PPSF:	\$224

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:	264
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

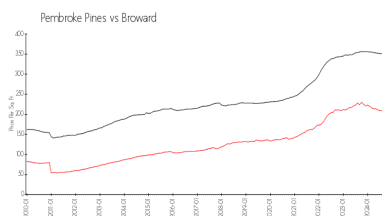
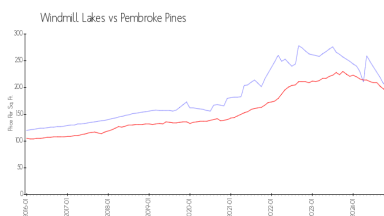
Building Association Information

Windmill Lakes Apartments
Address: 450 SW 88th Terrace,
Pembroke Pines, FL 33025
Phone: +1 (954) 447-4665

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	985 sq ft	Oct 2024	\$210,000	\$213
106	985 sq ft	May 2024	\$260,000	\$264
107	945 sq ft	Apr 2024	\$193,000	\$204
206	720 sq ft	Mar 2024	\$220,000	\$306
101	945 sq ft	Feb 2024	\$220,000	\$233

Market Information



Windmill Lakes: \$229/sq. ft.
Pembroke Pines: \$199/sq. ft.

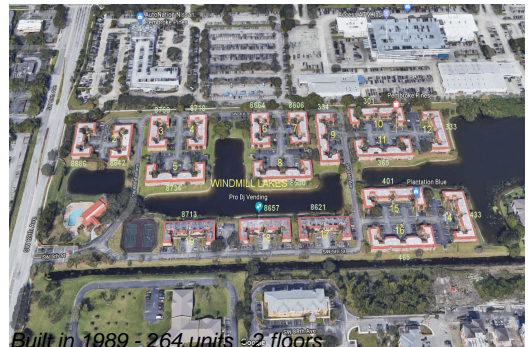
Pembroke Pines: \$199/sq. ft.
Broward: \$334/sq. ft.

Inventory for Sale

Windmill Lakes	6%
Pembroke Pines	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Windmill Lakes	52 days
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Pembroke Pines
Broward

67 days
76 days