

# Unit 2102 - Villa Medici

2102 - 1033 NE 17 Wy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11663963
Status:	Active
Size:	1,780 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Guest Parking
View:	
List Price:	\$544,990
List PPSF:	\$306
Valuated Price:	\$487,000
Valuated PPSF:	\$274

*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:	118
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	8%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

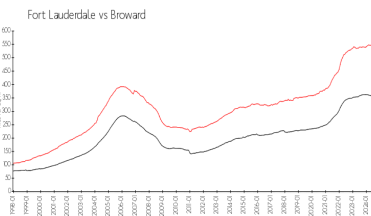
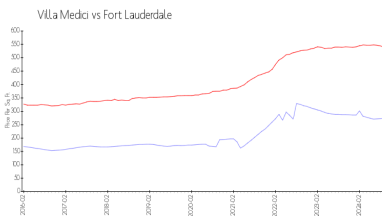
## Building Association Information

Villa Medici Townhomes Fort Lauderdale  
 Address: 1033 NE 17th Way,  
 Fort Lauderdale, FL 33304  
 Phone: +1 954-243-5344

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
702	2,430 sq ft	Sep 2024	\$600,000	\$247
1802	1,990 sq ft	Jun 2024	\$561,700	\$282
506	1,990 sq ft	Jun 2024	\$519,900	\$261
302	1,780 sq ft	Jun 2024	\$499,000	\$280
1404	2,100 sq ft	Mar 2024	\$590,000	\$281

## Market Information



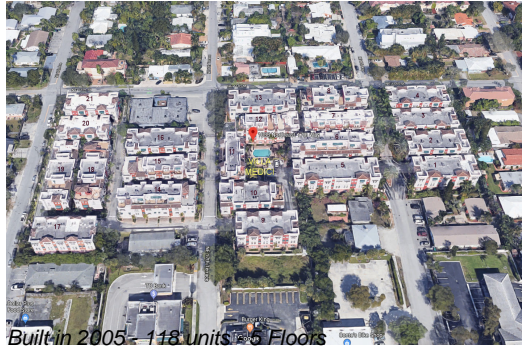
Villa Medici:	\$274/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Villa Medici	8%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Villa Medici	137 days
Fort Lauderdale	86 days



Broward

74 days