

Unit 44 - Villas at Lakeview

44 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309

Unit Information

MLS Number:	A11666819
Status:	Active
Size:	927 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$229,000
List PPSF:	\$247
Valuated Price:	\$201,000
Valuated PPSF:	\$217

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:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

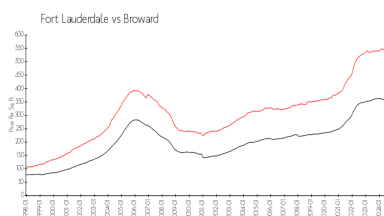
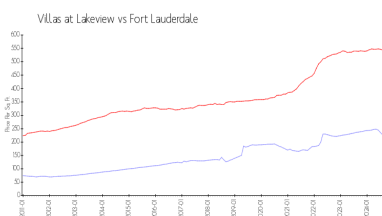
Villas At Lakeview
5200 NW 31St Ave,
Fort Lauderdale, FL 33309

<http://villasatlakeviewcondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$218/sq. ft.
Fort Lauderdale: \$539/sq. ft.

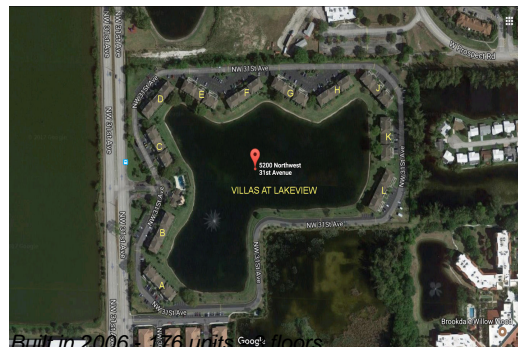
Fort Lauderdale: \$539/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

Villas at Lakeview	3%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Villas at Lakeview	37 days
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Fort Lauderdale
Broward

86 days
74 days