

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

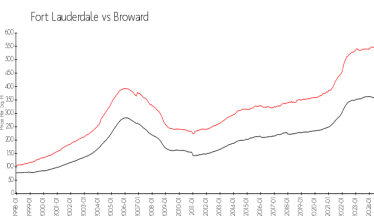
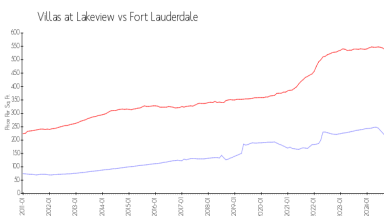
Villas At Lakeview
 5200 NW 31St Ave,
 Fort Lauderdale, FL 33309

<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



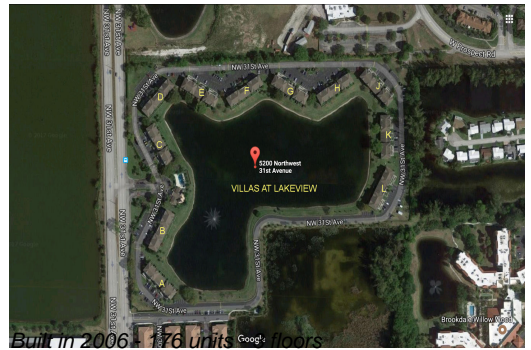
Villas at Lakeview: \$218/sq. ft.
 Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft.
 Broward: \$339/sq. ft.

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



Fort Lauderdale
Broward

86 days
74 days