

# Unit 2226 - Isles at Lago Mar

2226 - 417-13090 Vista Isles Dr, Sunrise, FL, Broward 33325

## Unit Information

MLS Number: A11670658  
 Status: Active  
 Size: 743 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$235,000  
 List PPSF: \$316  
 Valuated Price: \$196,000  
 Valuated PPSF: \$264

*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: 367  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

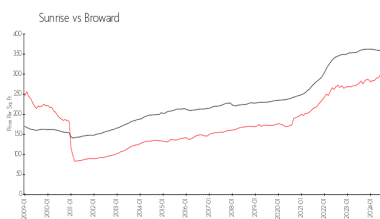
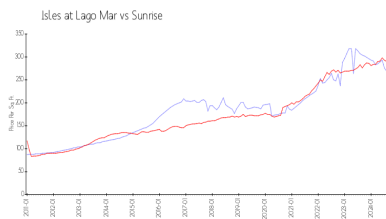
## Building Association Information

Isles At Lago Mar  
 Condominium Association, Inc  
 673 Vista Isle Drive  
 Plantation, FL 33325  
 Phone: (954) 916-1222

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
527	1,065 sq ft	Nov 2024	\$304,999	\$286
428	1,105 sq ft	Oct 2024	\$295,000	\$267
1024	743 sq ft	Oct 2024	\$200,000	\$269
224	965 sq ft	Sep 2024	\$255,000	\$264
615	965 sq ft	Aug 2024	\$240,000	\$249

## Market Information



Isles at Lago Mar: \$263/sq. ft.      Sunrise: \$282/sq. ft.  
 Sunrise: \$282/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Isles at Lago Mar: 2%  
 Sunrise: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Isles at Lago Mar: 55 days



Sunrise  
Broward

69 days  
74 days