

Unit 3453 NW 44th St # 104 - Summer Lake

3453 NW 44th St # 104 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	A11830245
Status:	Active
Size:	1,020 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$210,000
List PPSF:	\$206
Valuated Price:	\$175,000
Valuated PPSF:	\$172

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:	272
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

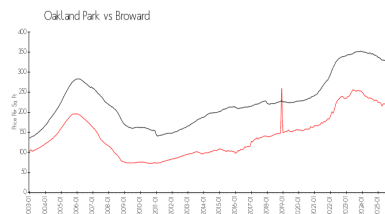
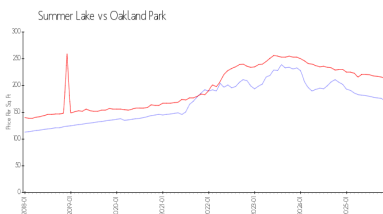
Summer Lake
3481 NW 44th Street
Oakland Park, FL 33309
Phone 954-733-8424 *
Fax 954-733-6140

<https://summerlakecondominium.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,020 sq ft	Oct 2025	\$171,000	\$168
101	1,020 sq ft	Oct 2025	\$180,000	\$176
108	1,020 sq ft	Oct 2025	\$185,000	\$181
205	872 sq ft	Aug 2025	\$139,000	\$159
205	1,096 sq ft	Aug 2025	\$185,000	\$169

Market Information

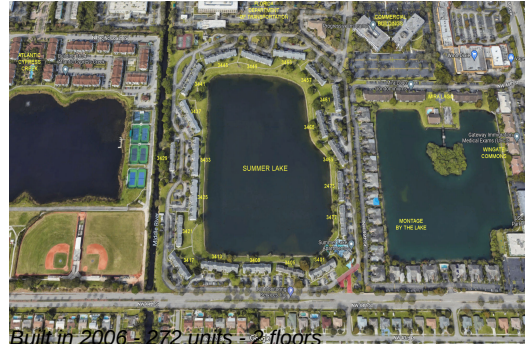


Summer Lake: \$172/sq. ft.
Oakland Park: \$214/sq. ft.

Oakland Park: \$214/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Summer Lake	7%
Oakland Park	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Summer Lake	72 days
Oakland Park	69 days
Broward	88 days