

# Unit 214 - Villas at Lakeview

214 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309

## Unit Information

MLS Number:	A11843483
Status:	Active
Size:	702 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$205,000
List PPSF:	\$292
Valuated Price:	\$188,000
Valuated PPSF:	\$268

*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:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

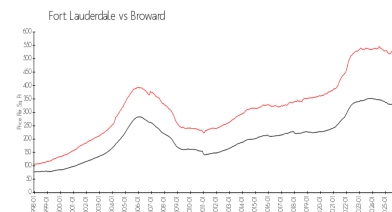
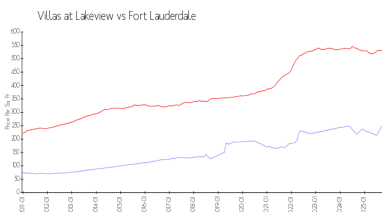
Villas At Lakeview  
5200 NW 31St Ave,  
Fort Lauderdale, FL 33309

<https://villasatlakeviewcondo.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
141	927 sq ft	Dec 2025	\$215,000	\$232
L217	1,032 sq ft	Nov 2025	\$185,000	\$179
6,121,157,183	3,588 sq ft	Nov 2025	\$820,000	\$229
102	702 sq ft	Oct 2025	\$155,000	\$221
100	927 sq ft	Jul 2025	\$218,000	\$235
13	1,032 sq ft	Jul 2025	\$200,000	\$194

## Market Information

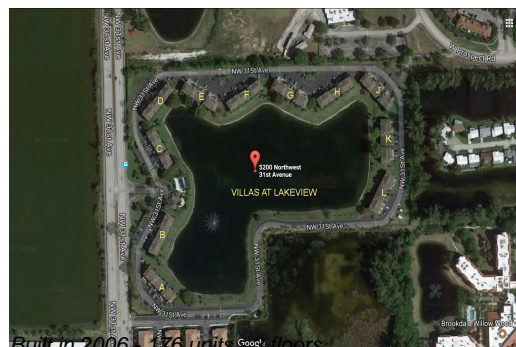


Villas at Lakeview:	\$269/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Villas at Lakeview  
Fort Lauderdale  
Broward

66 days  
101 days  
88 days