

# Unit 140 - Pine Crest Village II at Victoria Park

140 - 151 NE 16 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11853404
Status:	Active
Size:	1,280 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Additional Spaces Available,Assigned Parking,Guest Parking
View:	
List Price:	\$359,000
List PPSF:	\$280
Valuated Price:	\$458,000
Valuated PPSF:	\$358

*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:	116
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

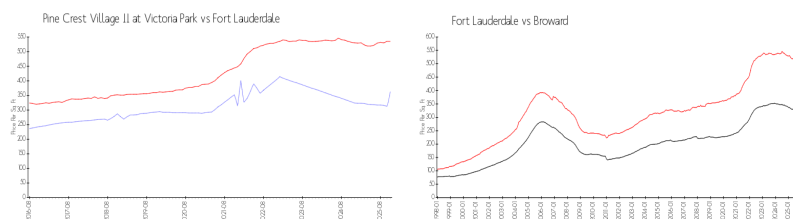
Pine Crest Village At Victoria Park  
Address: 151 NE 16th Ave,  
Fort Lauderdale, FL 33301,  
Phone: +1 954-527-6651  
150 NE 15th Ave  
Fort Lauderdale, FL 33301  
Phone: +1 954-604-9806

<https://pinecrestvillage.net/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
232	1,040 sq ft	Oct 2025	\$325,000	\$313
269	625 sq ft	Aug 2025	\$295,000	\$472

## Market Information



Pine Crest Village II at Victoria Park:	\$362/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Pine Crest Village II at Victoria Park	2%
Fort Lauderdale	4%
Broward	4%



### **Avg. Time to Close Over Last 12 Months**

Pine Crest Village II at Victoria Park	51 days
Fort Lauderdale	100 days
Broward	88 days