

Unit 133 - Villas at Lakeview

133 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309

Unit Information

MLS Number: A11864099
 Status: Active
 Size: 0 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Additional Spaces Available,Assigned Parking

View:
 List Price: \$257,800
 Valuated Price: \$276,000
 Valuated PPSF: \$267

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

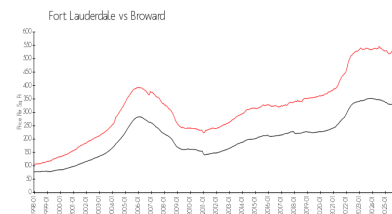
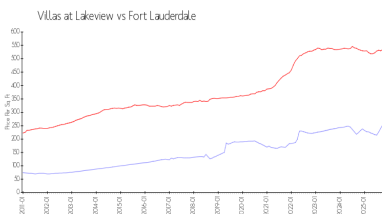
Villas At Lakeview
 5200 NW 31St Ave,
 Fort Lauderdale, FL 33309

<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

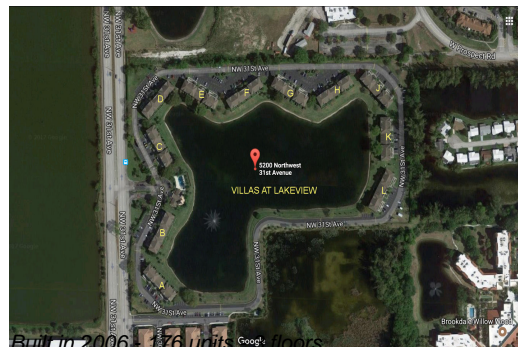


Villas at Lakeview: \$269/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$311/sq. ft.

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