

## Unit 62 - Villas at Lakeview

62 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309

### Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11873189        |
| Status:         | Active           |
| Size:           | 702 Sq ft.       |
| Bedrooms:       | 1                |
| Full Bathrooms: | 1                |
| Half Bathrooms: | 0                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$185,000        |
| List PPSF:      | \$264            |
| Valuated Price: | \$186,000        |
| Valuated PPSF:  | \$265            |

*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

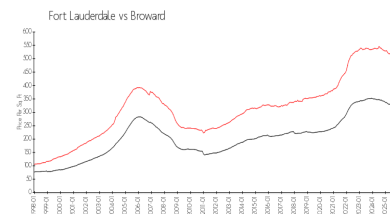
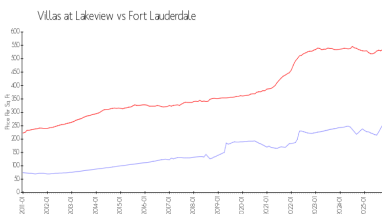
Villas At Lakeview  
5200 NW 31St Ave,  
Fort Lauderdale, FL 33309

<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

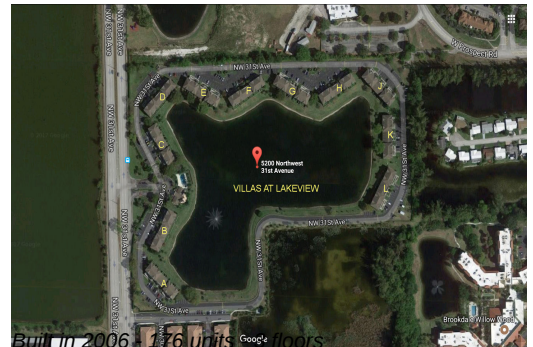


|                     |               |                  |               |
|---------------------|---------------|------------------|---------------|
| Villas at Lakeview: | \$269/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale:    | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

### 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  
100 days  
88 days