

Unit 3453 NW 44th St # 105 - Summer Lake

3453 NW 44th St # 105 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

Unit Information

MLS Number: A11898705
Status: Active
Size: 1,020 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:
List Price: \$199,999
List PPSF: \$196
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

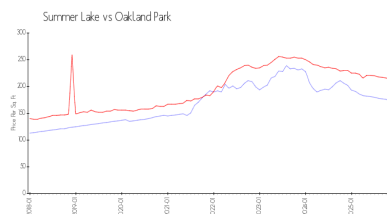
Summer Lake
3481 NW 44th Street
Oakland Park, FL 33309
Phone 954-733-8424 *
Fax 954-733-6140

<https://summerlakecondominium.com/>

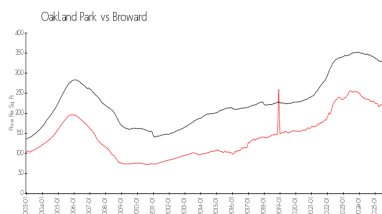
Recent Sales

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



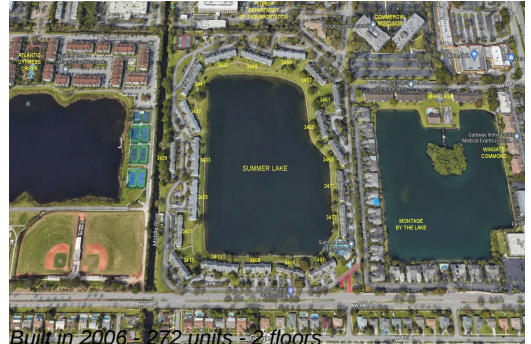
Summer Lake: \$172/sq. ft.
Oakland Park: \$214/sq. ft.



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