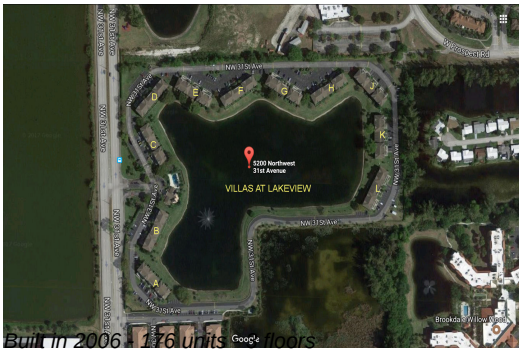
Unit 193 - Villas at Lakeview

193 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309



Built in 2006 - 176 units - floors

Unit Information

MLS Number:	A11947460
Status:	Active
Size:	1,032 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	$235,000
List PPSF:	$228
Valuated Price:	$262,000
Valuated PPSF:	$254

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:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

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
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L217	1,032 sq ft	Nov 2025	$185,000	$179
6,121,157,183	3,588 sq ft	Nov 2025	$820,000	$229
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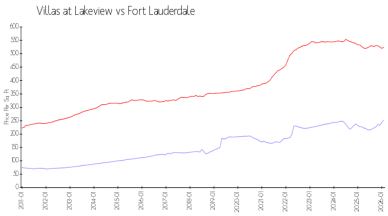
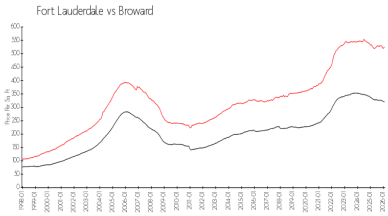
Market Information





Villas at Lakeview:	$253/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Villas at Lakeview	5%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Villas at Lakeview	59 days
Fort Lauderdale	102 days
Broward	89 days