

Unit 34 - Villas at Lakeview

34 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309

Unit Information

MLS Number:	A11990244
Status:	Active
Size:	702 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$195,000
List PPSF:	\$278
Valuated Price:	\$178,000
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:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	0

Building Association Information

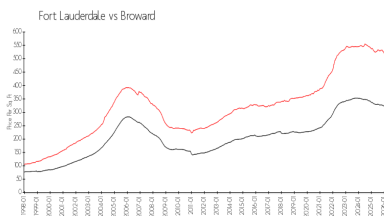
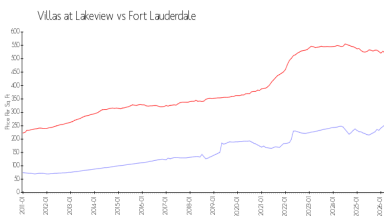
Villas At Lakeview
5200 NW 31St Ave,
Fort Lauderdale, FL 33309

<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

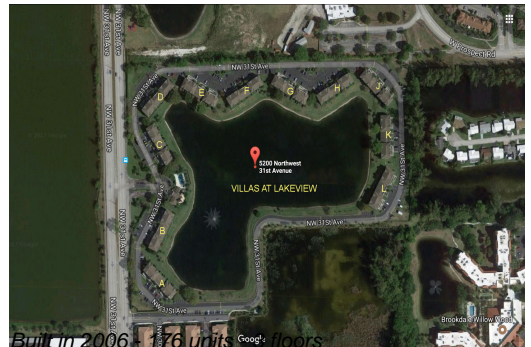


Villas at Lakeview:	\$253/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
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Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Villas at Lakeview
Fort Lauderdale
Broward

67 days
103 days
89 days