

Unit 301 - Pine Crest Village I at Victoria Park

301 - 1515 E Broward Blvd, Fort Lauderdale, FL, Broward 33301

Unit Information

| | |
|-----------------|-------------|
| MLS Number: | F10393758 |
| Status: | Active |
| Size: | 960 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Garden View |
| List Price: | \$367,500 |
| List PPSF: | \$383 |
| Valuated Price: | \$308,000 |
| Valuated PPSF: | \$321 |

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

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|--|-----|
| Number of units: | 139 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

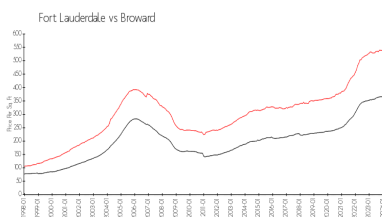
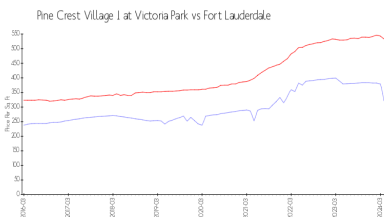
Pine Crest Village At Victoria Park Address: 151 NE 16th Ave,
Fort Lauderdale, FL 33301,
Phone: +1 954-527-6651
150 NE 15th Ave
Fort Lauderdale, FL 33301
Phone: +1 954-604-9806

<http://pinecrestvillage.net/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 101 | 960 sq ft | Apr 2024 | \$400,000 | \$417 |
| 707 | 980 sq ft | Mar 2024 | \$373,200 | \$381 |
| 407 | 660 sq ft | Feb 2024 | \$250,000 | \$379 |
| 422 | 660 sq ft | Nov 2023 | \$277,000 | \$420 |
| 708 | 1,440 sq ft | Nov 2023 | \$510,000 | \$354 |

Market Information



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|--|---------------|------------------|---------------|
| Pine Crest Village I at Victoria Park: | \$320/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale



| | |
|---------------------------------------|----|
| Pine Crest Village I at Victoria Park | 3% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------------------------|---------|
| Pine Crest Village I at Victoria Park | 66 days |
| Fort Lauderdale | 76 days |
| Broward | 67 days |