

# Unit 228 - Pine Crest Village I at Victoria Park

228 - 1515 E Broward Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10407792
Status:	Cancelled
Size:	960 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$385,000
List PPSF:	\$401
Valuated Price:	\$278,000
Valuated PPSF:	\$290

*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:	139
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## 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

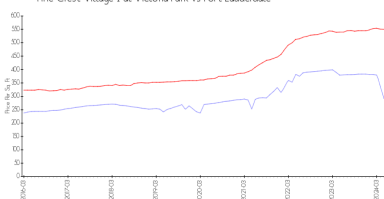
<http://pinecrestvillage.net/>

## Recent Sales

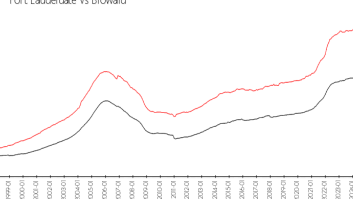
Unit #	Size	Closing Date	Sale Price	PPSF
101	960 sq ft	Apr 2024	\$400,000	\$417
707	980 sq ft	Mar 2024	\$373,200	\$381
407	660 sq ft	Feb 2024	\$250,000	\$379
422	660 sq ft	Nov 2023	\$277,000	\$420
708	1,440 sq ft	Nov 2023	\$510,000	\$354

## Market Information

Pine Crest Village I at Victoria Park vs Fort Lauderdale



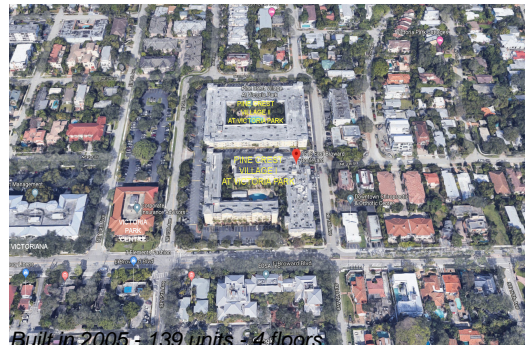
Fort Lauderdale vs Broward



Pine Crest Village I at Victoria Park:  
Fort Lauderdale: \$550/sq. ft.

Fort Lauderdale: \$550/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale



Pine Crest Village I at Victoria Park	2%
Fort Lauderdale	4%
Broward	3%

### **Avg. Time to Close Over Last 12 Months**

Pine Crest Village I at Victoria Park	70 days
Fort Lauderdale	79 days
Broward	68 days