

Unit 19-108 - Windmill Lakes

19-108 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | F10409976 |
| Status: | Active |
| Size: | 770 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | Garden View |
| List Price: | \$215,000 |
| List PPSF: | \$279 |
| Valuated Price: | \$166,000 |
| Valuated PPSF: | \$216 |

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: | 264 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

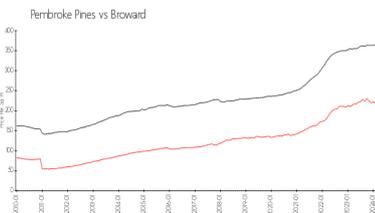
Building Association Information

Windmill Lakes Apartments
 Address: 450 SW 88th Terrace,
 Pembroke Pines, FL 33025
 Phone: +1 (954) 447-4665

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 107 | 945 sq ft | Apr 2024 | \$193,000 | \$204 |
| 206 | 720 sq ft | Mar 2024 | \$220,000 | \$306 |
| 101 | 945 sq ft | Feb 2024 | \$220,000 | \$233 |
| 203 | 720 sq ft | Nov 2023 | \$210,000 | \$292 |
| 201 | 945 sq ft | Nov 2023 | \$265,000 | \$280 |

Market Information



Windmill Lakes: \$211/sq. ft.
 Pembroke Pines: \$209/sq. ft.

Pembroke Pines: \$209/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

| | |
|----------------|----|
| Windmill Lakes | 2% |
| Pembroke Pines | 3% |
| Broward | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------|---------|
| Windmill Lakes | 44 days |
| Pembroke Pines | 54 days |
| Broward | 67 days |