

# Unit 3413 NW 44th St # 205 - Summer Lake

3413 NW 44th St # 205 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10412934
Status:	Active
Size:	1,096 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Lake
List Price:	\$225,000
List PPSF:	\$205
Valuated Price:	\$220,000
Valuated PPSF:	\$201

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:	272
Number of active listings for rent:	0
Number of active listings for sale:	25
Building inventory for sale:	9%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	2

## Building Association Information

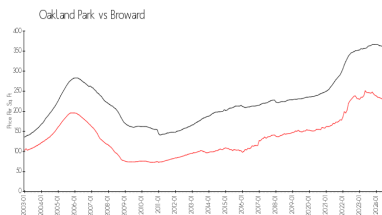
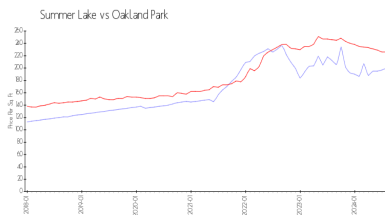
Summer Lake Condominium  
 Address: 5028 NW 33rd Ave,  
 Oakland Park, FL 33309  
 Phone: +1 954-733-8424

<https://summerlakecondominium.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	1,096 sq ft	Aug 2024	\$220,000	\$201
204	1,096 sq ft	Jun 2024	\$215,000	\$196
103	802 sq ft	May 2024	\$170,000	\$212
207	1,096 sq ft	May 2024	\$187,000	\$171
104	1,020 sq ft	May 2024	\$200,000	\$196

## Market Information

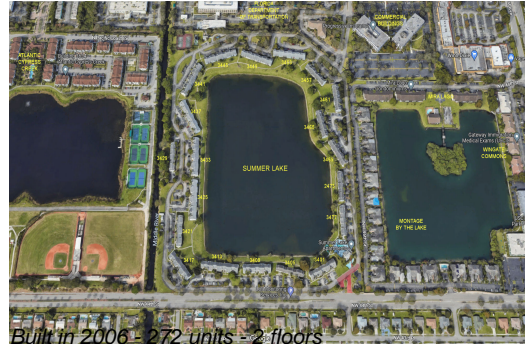


Summer Lake: \$200/sq. ft.  
 Oakland Park: \$226/sq. ft.

Oakland Park: \$226/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Summer Lake	9%
Oakland Park	4%



Built in 2006 - 272 units - 2 floors

Broward

4%

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

Summer Lake

71 days

Oakland Park

63 days

Broward

72 days