

# Unit 225 - Pine Crest Village I at Victoria Park

225 - 1515 E Broward Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10414777
Status:	Active
Size:	960 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking, Street Parking
View:	Garden View, Pool Area View
List Price:	\$360,000
List PPSF:	\$375
Valuated Price:	\$305,000
Valuated PPSF:	\$318

*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:	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

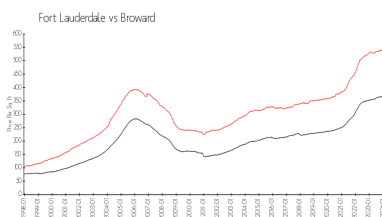
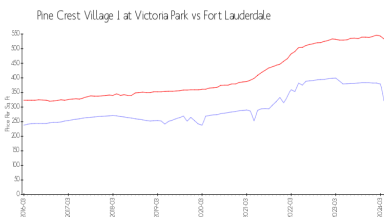
Pine Crest Village At Victoria Park Address: 151 NE 16th Ave,  
Fort Lauderdale, FL 33301,  
Phone: +1 954-527-6651  
150 NE 15th Ave  
Fort Lauderdale, FL 33301  
Phone: +1 954-604-9806

<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



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