

# Unit 3413 NW 44th St # 108 - Summer Lake

3413 NW 44th St # 108 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10417078
Status:	Active
Size:	1,020 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Lake
List Price:	\$225,000
List PPSF:	\$221
Valuated Price:	\$191,000
Valuated PPSF:	\$187

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:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	7

## Building Association Information

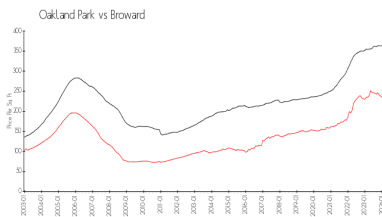
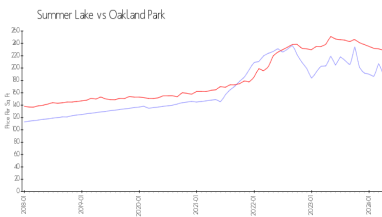
Summer Lake Condominium  
 Address: 5028 NW 33rd Ave,  
 Oakland Park, FL 33309  
 Phone: +1 954-733-8424

<https://summerlakecondominium.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,096 sq ft	Apr 2024	\$195,000	\$178
105	802 sq ft	Apr 2024	\$165,000	\$206
202	1,096 sq ft	Apr 2024	\$165,000	\$151
101	1,200 sq ft	Apr 2024	\$223,000	\$186
202	1,096 sq ft	Mar 2024	\$158,500	\$145
101	1,020 sq ft	Mar 2024	\$210,000	\$206

## Market Information

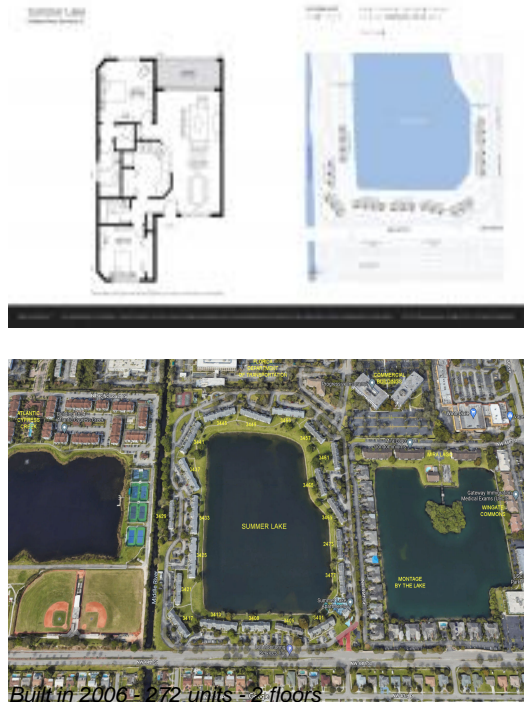


Summer Lake: \$188/sq. ft.  
 Oakland Park: \$229/sq. ft.

Oakland Park: \$229/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Summer Lake 4%



Oakland Park	4%
Broward	3%

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

Summer Lake	64 days
Oakland Park	46 days
Broward	67 days