

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

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|--|-----|
| Number of units: | 272 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 27 |
| Number of sales over the last 6 months: | 16 |
| Number of sales over the last 3 months: | 8 |

Building Association Information

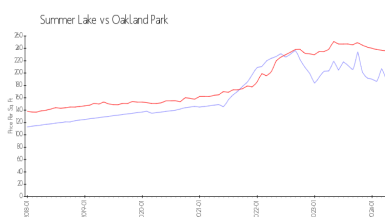
Summer Lake Condominium
Address: 5028 NW 33rd Ave,
Oakland Park, FL 33309
Phone: +1 954-733-8424

<https://summerlakecondominium.com/>

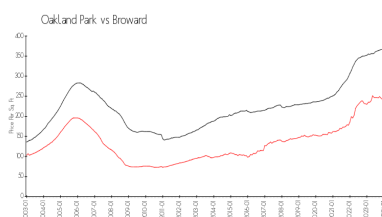
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 104 | 1,020 sq ft | May 2024 | \$200,000 | \$196 |
| 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 |

Market Information



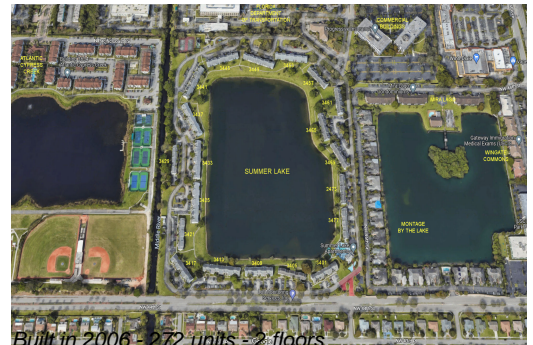
Summer Lake: \$188/sq. ft.
Oakland Park: \$236/sq. ft.



Oakland Park: \$236/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

| | |
|--------------|----|
| Summer Lake | 4% |
| Oakland Park | 4% |



| | |
|---------|----|
| Broward | 4% |
|---------|----|

Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| Summer Lake | 66 days |
| Oakland Park | 47 days |
| Broward | 67 days |