

# Unit 104 - Artesia Villa Flora

104 - 3020 NW 125 Ave, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: F10422973  
Status: Active  
Size: 1,753 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 3  
Parking Spaces: 2 Or More Spaces  
View: Garden View  
List Price: \$499,000  
List PPSF: \$285  
Valuated Price: \$526,000  
Valuated PPSF: \$300

*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: 52  
Number of active listings for rent: 0  
Number of active listings for sale: 2  
Building inventory for sale: 3%  
Number of sales over the last 12 months: 2  
Number of sales over the last 6 months: 0  
Number of sales over the last 3 months: 0

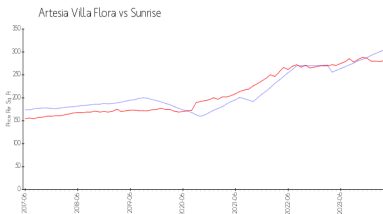
## Building Association Information

Artesia Master Association Inc  
12550 NW 29th Mnr  
Sunrise, FL 33323  
(954) 514-1045

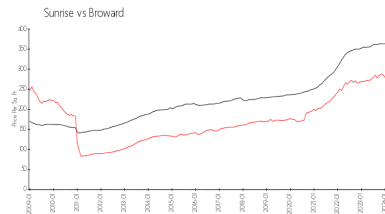
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10-423	1,159 sq ft	Oct 2023	\$378,000	\$326
220	1,781 sq ft	Sep 2023	\$475,000	\$267

## Market Information



Artesia Villa Flora: \$305/sq. ft.  
Sunrise: \$282/sq. ft.



Sunrise: \$282/sq. ft.  
Broward: \$348/sq. ft.

## Inventory for Sale

Artesia Villa Flora: 4%  
Sunrise: 3%  
Broward: 3%

## Avg. Time to Close Over Last 12 Months

Artesia Villa Flora: 31 days



Sunrise  
Broward

55 days  
66 days