

# Unit 3402 - Villas by the Sea 3

3402 - 4444 El Mar Dr, Lauderdale by the Sea, FL, Broward 33308

## Unit Information

MLS Number: F10427012  
 Status: Active  
 Size: 1,497 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Guest Parking,Parking-Under Building  
 View: Ocean View,Direct Ocean  
 List Price: \$1,999,000  
 List PPSF: \$1,335  
 Valuated Price: \$1,899,000  
 Valuated PPSF: \$1,269

*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: 21  
 Number of active listings for rent: 2  
 Number of active listings for sale: 1  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

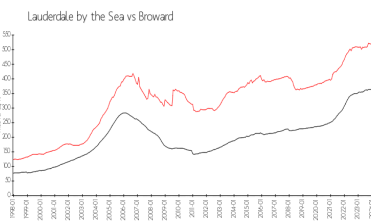
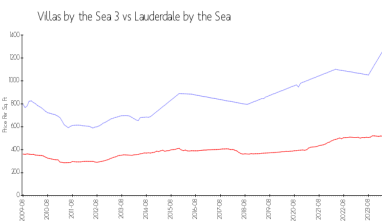
## Building Association Information

Villas by the Sea Condominium  
 (954) 492-2056 & (954) 492-1030

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3305	1,515 sq ft	Aug 2023	\$1,550,000	\$1,023

## Market Information



Villas by the Sea 3:	\$1291/sq. ft.	Lauderdale by the Sea:	\$518/sq. ft.
Lauderdale by the Sea:	\$518/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Villas by the Sea 3: 5%  
 Lauderdale by the Sea: 3%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Villas by the Sea 3: 98 days



Lauderdale by the Sea  
Broward

80 days  
67 days