

Unit 8-201 - Windmill Lakes

8-201 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	F10430862
Status:	Active
Size:	805 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Lake
List Price:	\$214,900
List PPSF:	\$267
Valuated Price:	\$175,000
Valuated PPSF:	\$217

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:	264
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

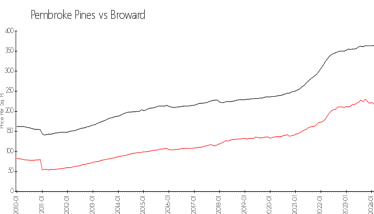
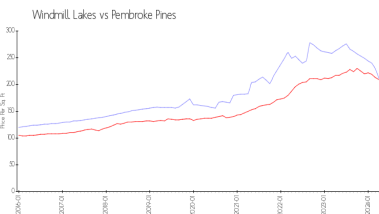
Building Association Information

Windmill Lakes Apartments
 Address: 450 SW 88th Terrace,
 Pembroke Pines, FL 33025
 Phone: +1 (954) 447-4665

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107	945 sq ft	Apr 2024	\$193,000	\$204
206	720 sq ft	Mar 2024	\$220,000	\$306
101	945 sq ft	Feb 2024	\$220,000	\$233
203	720 sq ft	Nov 2023	\$210,000	\$292
201	945 sq ft	Nov 2023	\$265,000	\$280

Market Information



Windmill Lakes: \$211/sq. ft.
 Pembroke Pines: \$209/sq. ft.

Pembroke Pines: \$209/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Windmill Lakes	2%
Pembroke Pines	3%
Broward	3%



Avg. Time to Close Over Last 12 Months

Windmill Lakes	44 days
Pembroke Pines	54 days
Broward	67 days