

# Unit 3206 - Villas by the Sea 3

3206 - 4444 El Mar Dr, Lauderdale by the Sea, FL, Broward 33308

## Unit Information

MLS Number:	F10434085
Status:	Active
Size:	1,497 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Spaces
View:	
Rental Price:	\$6,500
List PPSF:	\$4
Valuated Price:	\$1,862,000
Valuated PPSF:	\$1,244

*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.*

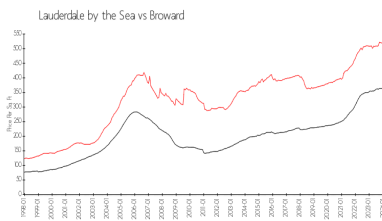
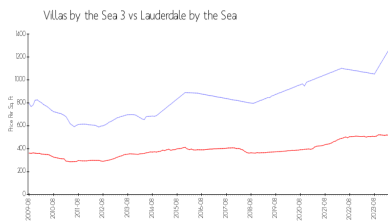
## Building Information

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

## 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:	\$348/sq. ft.

## Inventory for Sale

Villas by the Sea 3	5%
Lauderdale by the Sea	2%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Villas by the Sea 3	98 days
Lauderdale by the Sea	80 days
Broward	66 days

