

# Unit 1204 - Villa Medici

1204 - 1033 NE 17 Wy, Fort Lauderdale, FL, Broward 33304

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10443660                                      |
| Status:         | Active   |
| Size:           | 2,100 Sq ft.                                   |
| Bedrooms:       | 3  |
| Full Bathrooms: | 3  |
| Half Bathrooms: | 1  |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Guest Parking |
| View:           | Other View,Pool Area View                      |
| List Price:     | \$575,000                                      |
| List PPSF:      | \$274  |
| Valuated Price: | \$573,000                                      |
| Valuated PPSF:  | \$273  |

*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:                         | 118 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 1   |

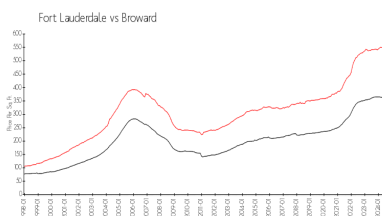
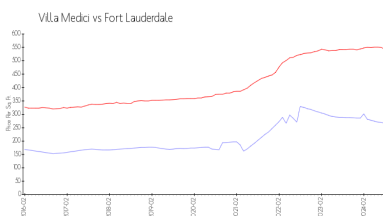
## Building Association Information

Villa Medici Townhomes Fort Lauderdale  
Address: 1033 NE 17th Way,  
Fort Lauderdale, FL 33304  
Phone: +1 954-243-5344

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 702    | 2,430 sq ft | Sep 2024     | \$600,000  | \$247 |
| 1802   | 1,990 sq ft | Jun 2024     | \$561,700  | \$282 |
| 506    | 1,990 sq ft | Jun 2024     | \$519,900  | \$261 |
| 302    | 1,780 sq ft | Jun 2024     | \$499,000  | \$280 |
| 1404   | 2,100 sq ft | Mar 2024     | \$590,000  | \$281 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Villa Medici:    | \$273/sq. ft. | Fort Lauderdale: | \$543/sq. ft. |
| Fort Lauderdale: | \$543/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Villa Medici    | 5% |
| Fort Lauderdale | 5% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

|              |          |
|--------------|----------|
| Villa Medici | 135 days |
|--------------|----------|



Fort Lauderdale  
Broward

84 days  
72 days