

# Unit 3417 NW 44th St # 104 - Summer Lake

3417 NW 44th St # 104 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10446823
Status:	Active
Size:	1,020 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$228,000
List PPSF:	\$224
Valuated Price:	\$220,000
Valuated PPSF:	\$216

*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:	272
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	9%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

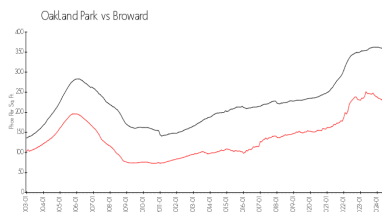
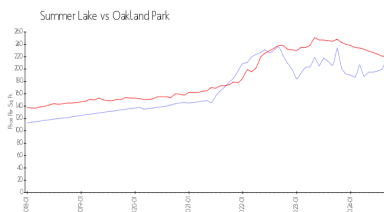
Summer Lake Condominium  
Address: 5028 NW 33rd Ave,  
Oakland Park, FL 33309  
Phone: +1 954-733-8424

<https://summerlakecondominium.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,096 sq ft	Nov 2024	\$180,000	\$164
104	1,020 sq ft	Sep 2024	\$220,000	\$216
203	1,096 sq ft	Aug 2024	\$220,000	\$201
208	1,096 sq ft	Jul 2024	\$202,500	\$185
204	1,096 sq ft	Jun 2024	\$215,000	\$196

## Market Information

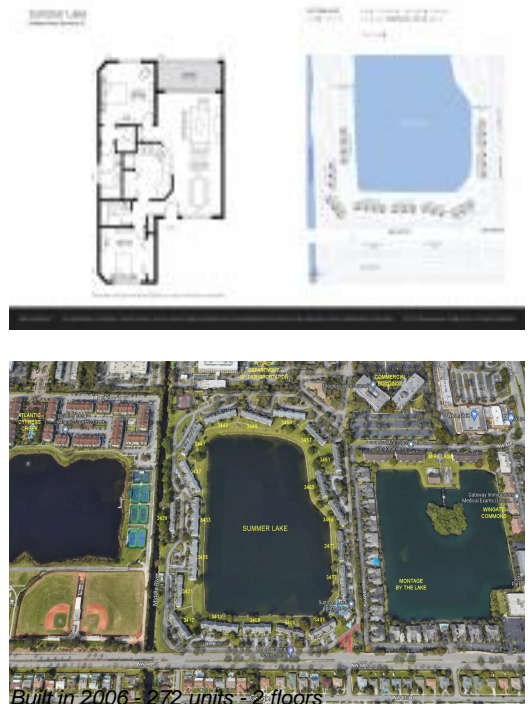


Summer Lake:	\$217/sq. ft.	Oakland Park:	\$220/sq. ft.
Oakland Park:	\$220/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Summer Lake	10%
Oakland Park	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Summer Lake  
Oakland Park  
Broward

65 days  
64 days  
75 days