

Unit 7-103 - Windmill Lakes

7-103 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	F10447560
Status:	Active
Size:	985 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Garden View
List Price:	\$295,000
List PPSF:	\$299
Valuated Price:	\$247,000
Valuated PPSF:	\$251

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:	7
Building inventory for sale:	2%
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:	1

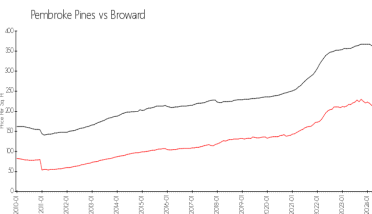
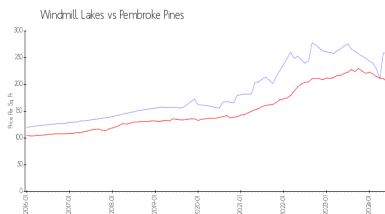
Building Association Information

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
106	985 sq ft	May 2024	\$260,000	\$264
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: \$259/sq. ft.
 Pembroke Pines: \$205/sq. ft.

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 Broward: \$349/sq. ft.

Inventory for Sale

Windmill Lakes	3%
Pembroke Pines	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Windmill Lakes	47 days
Pembroke Pines	58 days
Broward	70 days