

Unit 51 - Villas at Lakeview

51 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309

Unit Information

MLS Number:	F10451466
Status:	Pending
Size:	1,032 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$244,900
List PPSF:	\$237
Valuated Price:	\$241,000
Valuated PPSF:	\$234

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:	176
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

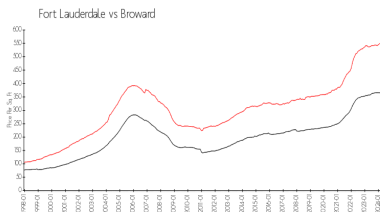
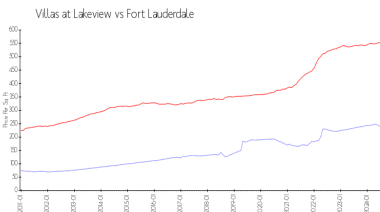
Villas At Lakeview
5200 NW 31St Ave,
Fort Lauderdale, FL 33309

<http://villasatlakeviewcondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
151	1,032 sq ft	Jun 2024	\$240,000	\$233
95	702 sq ft	May 2024	\$175,000	\$249
30	1,032 sq ft	Mar 2024	\$225,000	\$218
A12	1,032 sq ft	Sep 2023	\$245,000	\$237

Market Information

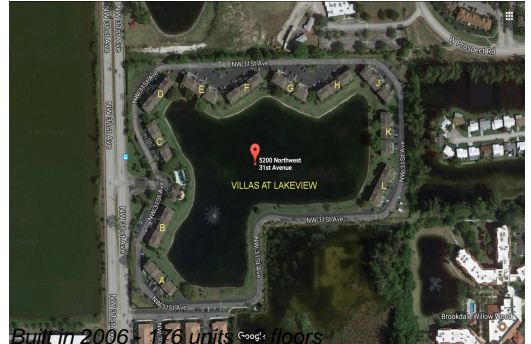


Villas at Lakeview: \$233/sq. ft.
Fort Lauderdale: \$547/sq. ft.

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Broward: \$346/sq. ft.

Inventory for Sale

Villas at Lakeview	2%
Fort Lauderdale	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Villas at Lakeview	41 days
Fort Lauderdale	84 days
Broward	72 days