

# Unit 3402 - Villas by the Sea 3

3402 - 4444 El Mar Dr, Lauderdale by the Sea, FL, Broward 33308

## Unit Information

MLS Number: F10461735  
 Status: Active  
 Size: 1,497 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View: Ocean View, Direct Ocean  
 List Price: \$1,945,000  
 List PPSF: \$1,299  
 Valuated Price: \$1,848,000  
 Valuated PPSF: \$1,234

*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.*

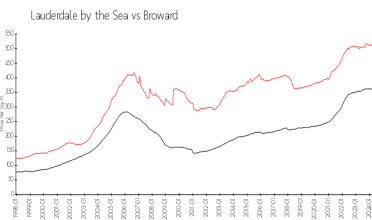
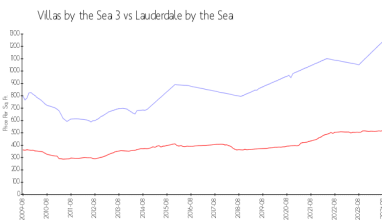
## Building Information

Number of units: 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: 0  
 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:	\$1256/sq. ft.	Lauderdale by the Sea:	\$520/sq. ft.
Lauderdale by the Sea:	\$520/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Villas by the Sea 3: 5%  
 Lauderdale by the Sea: 3%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Villas by the Sea 3: 120 days  
 Lauderdale by the Sea: 96 days  
 Broward: 75 days

