

# Unit 12565 NW 32nd Mnr - Artesia Townhomes

12565 NW 32nd Mnr - 3030-3398 NW 125 Wy, Sunrise, FL, Broward 33323

## Unit Information

MLS Number:	F10464924
Status:	Closed
Size:	1,440 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Other View
List Price:	\$575,000
List PPSF:	\$399
Valuated Price:	\$525,000
Valuated PPSF:	\$365

*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:	468
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	1%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

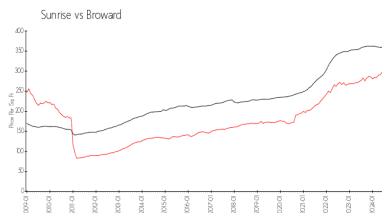
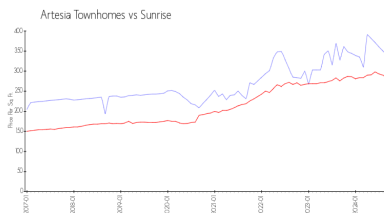
## Building Association Information

Artesia Master Association Inc  
12550 NW 29th Mnr  
Sunrise, FL 33323  
(954) 514-1045

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12565	1,440 sq ft	Nov 2024	\$550,000	\$382
12601	1,274 sq ft	Sep 2024	\$470,000	\$369
12460	1,895 sq ft	Jul 2024	\$650,000	\$343
	1,050 sq ft	Jul 2024	\$465,000	\$443
	1,886 sq ft	Jul 2024	\$565,000	\$300

## Market Information



Artesia Townhomes: \$340/sq. ft.  
Sunrise: \$282/sq. ft.

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Broward: \$339/sq. ft.

## Inventory for Sale

Artesia Townhomes	2%
Sunrise	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Artesia Townhomes	42 days
Sunrise	71 days
Broward	75 days