

Unit 804 - Villa Medici

804 - 1033 NE 17 Wy, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10474252
Status:	Active
Size:	2,100 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	Garden View,Other View
List Price:	\$599,000
List PPSF:	\$285
Valuated Price:	\$529,000
Valuated PPSF:	\$252

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:	118
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

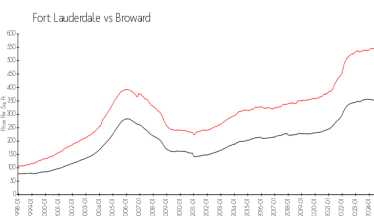
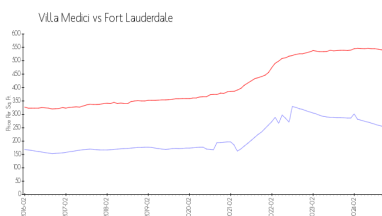
Building Association Information

Villa Medici Townhomes Fort Lauderdale
Address: 1033 NE 17th Way,
Fort Lauderdale, FL 33304
Phone: +1 954-243-5344

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
702	2,430 sq ft	Sep 2024	\$600,000	\$247
1802	1,990 sq ft	Jun 2024	\$561,700	\$282
506	1,990 sq ft	Jun 2024	\$519,900	\$261
302	1,780 sq ft	Jun 2024	\$499,000	\$280
1404	2,100 sq ft	Mar 2024	\$590,000	\$281

Market Information



Villa Medici:	\$252/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Villa Medici	8%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Villa Medici	132 days
Fort Lauderdale	89 days



Broward

76 days