

# Unit 3449 NW 44th St # 202 - Summer Lake

3449 NW 44th St # 202 - 3401 NW 44 St, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10509811
Status:	Active
Size:	1,096 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$210,000
List PPSF:	\$192
Valuated Price:	\$190,000
Valuated PPSF:	\$173

*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:	272
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	6%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

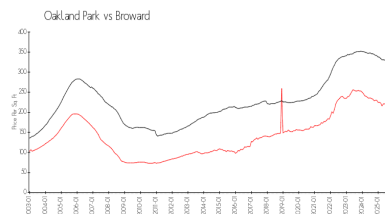
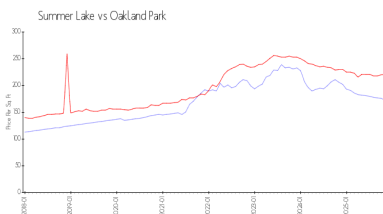
Summer Lake  
3481 NW 44th Street  
Oakland Park, FL 33309  
Phone 954-733-8424 \*  
Fax 954-733-6140

<https://summerlakecondominium.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,020 sq ft	Oct 2025	\$171,000	\$168
101	1,020 sq ft	Oct 2025	\$180,000	\$176
108	1,020 sq ft	Oct 2025	\$185,000	\$181
205	872 sq ft	Aug 2025	\$139,000	\$159
205	1,096 sq ft	Aug 2025	\$185,000	\$169

## Market Information

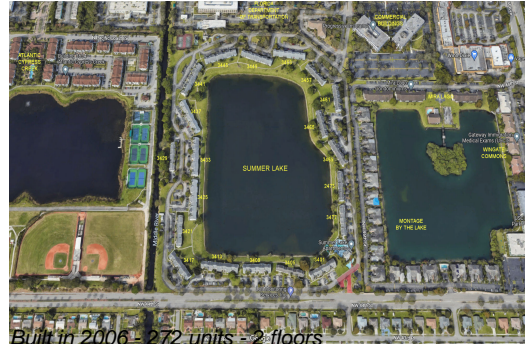


Summer Lake: \$173/sq. ft.  
Oakland Park: \$221/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

Summer Lake	6%
Oakland Park	3%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Summer Lake	69 days
Oakland Park	69 days
Broward	87 days