

Unit 158 - Villas at Lakeview

158 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309

Unit Information

MLS Number:	F10518936
Status:	Active
Size:	1,032 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$245,000
List PPSF:	\$237
Valuated Price:	\$276,000
Valuated PPSF:	\$267

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:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

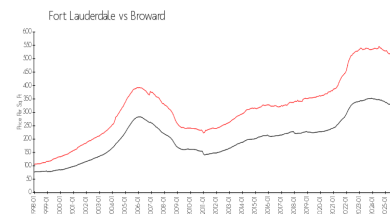
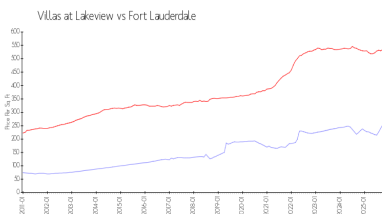
Villas At Lakeview
5200 NW 31St Ave,
Fort Lauderdale, FL 33309

<https://villasatlakeviewcondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
141	927 sq ft	Dec 2025	\$215,000	\$232
L217	1,032 sq ft	Nov 2025	\$185,000	\$179
6,121,157,183	3,588 sq ft	Nov 2025	\$820,000	\$229
102	702 sq ft	Oct 2025	\$155,000	\$221
100	927 sq ft	Jul 2025	\$218,000	\$235
13	1,032 sq ft	Jul 2025	\$200,000	\$194

Market Information

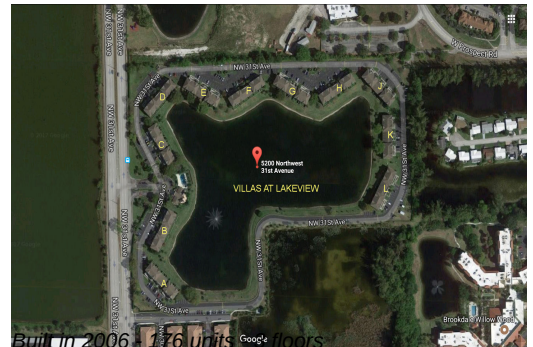


Villas at Lakeview:	\$269/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Villas at Lakeview	3%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Villas at Lakeview
Fort Lauderdale
Broward

66 days
101 days
88 days