

# Unit 1905 - Villa Medici

1905 - 1033 NE 17 Wy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10556524  
 Status: Active Under Contract  
 Size: 2,080 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Attached, Attached Garage, Garage, Garage, Garage Door Opener  
 View: Other  
 List Price: \$540,000  
 List PPSF: \$260  
 Valuated Price: \$508,000  
 Valuated PPSF: \$244

*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: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

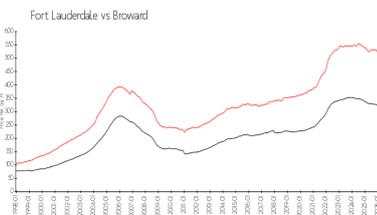
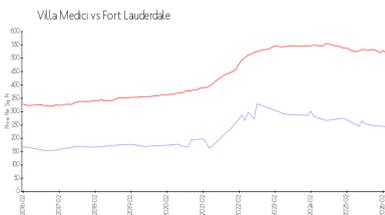
Villa Medici Townhomes Fort Lauderdale  
 Address: 1033 NE 17th Way,  
 Fort Lauderdale, FL 33304  
 Phone: +1 954-243-5344

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1103	2,430 sq ft	Apr 2026	\$550,000	\$226
602	2,430 sq ft	Jan 2026	\$535,000	\$220
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902	1,990 sq ft	Oct 2025	\$495,000	\$249
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## Market Information



Villa Medici: \$244/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.  
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 Broward: \$306/sq. ft.

## Inventory for Sale

Villa Medici: 3%  
 Fort Lauderdale: 7%  
 Broward: 6%



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

Villa Medici	70 days
Fort Lauderdale	103 days
Broward	89 days