

# Unit 509 - Pine Crest Village I at Victoria Park

509 - 1515 E Broward Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-10979016  |
| Status:         | Active       |
| Size:           | 1,440 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | Assigned     |
| View:           |              |
| Rental Price:   | \$3,500      |
| List PPSF:      | \$2          |
| Valuated Price: | \$452,000    |
| Valuated PPSF:  | \$314        |

*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

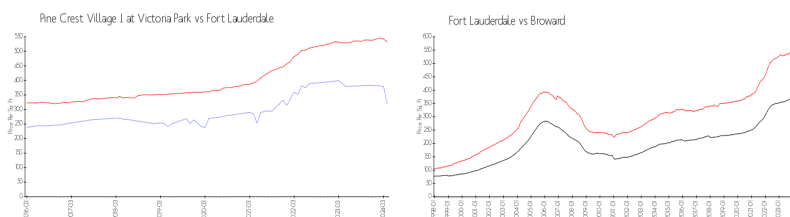
|  |     |
|--|-----|
| Number of units:                         | 139 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

Pine Crest Village At Victoria Park Address: 151 NE 16th Ave,  
Fort Lauderdale, FL 33301,  
Phone: +1 954-527-6651  
150 NE 15th Ave  
Fort Lauderdale, FL 33301  
Phone: +1 954-604-9806

<http://pinecrestvillage.net/>

## Market Information



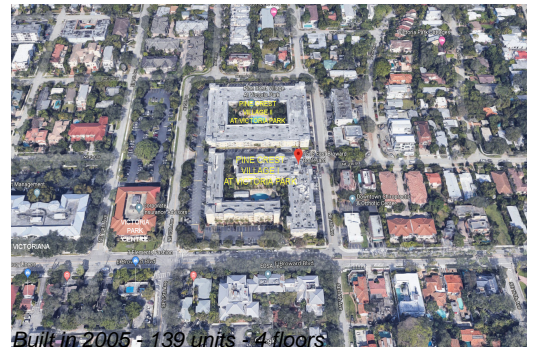
|  |               |                  |               |
|--|---------------|------------------|---------------|
| Pine Crest Village I at Victoria Park: | \$320/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale:                       | \$533/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                                       |    |
|---------------------------------------|----|
| Pine Crest Village I at Victoria Park | 3% |
| Fort Lauderdale                       | 4% |
| Broward                               | 4% |

## Avg. Time to Close Over Last 12 Months

|                                       |         |
|---------------------------------------|---------|
| Pine Crest Village I at Victoria Park | 64 days |
| Fort Lauderdale                       | 76 days |



Broward

67 days