

Unit 101-W - Jade Beach Villas (East & West)

101-W - 1750 S Ocean Blvd, Lauderdale by the Sea, FL, Broward 33062

Unit Information

MLS Number:	RX-10994158
Status:	Active
Size:	1,136 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$599,000
List PPSF:	\$527
Valuated Price:	\$569,000
Valuated PPSF:	\$501

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:	62
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

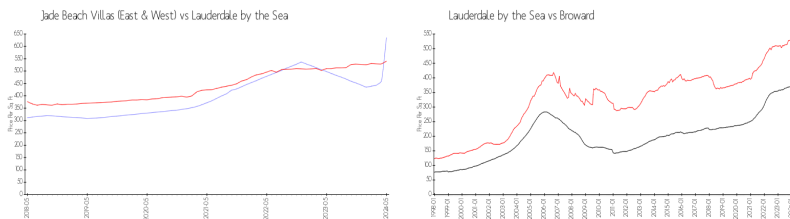
Building Association Information

JADE BEACH VILLAS ASSOCIATION, INC.
1750 S. OCEAN BLVD.,
LAUDERDALE BY THE SEA, 33062

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503e	803 sq ft	Jun 2024	\$342,000	\$426
304E	945 sq ft	Apr 2024	\$390,000	\$413
309W	1,136 sq ft	Apr 2024	\$465,848	\$410
506E	945 sq ft	Mar 2024	\$426,000	\$451
504e	945 sq ft	Jan 2024	\$423,000	\$448

Market Information



Jade Beach Villas (East & West):	\$634/sq. ft.	Lauderdale by the Sea:	\$540/sq. ft.
Lauderdale by the Sea:	\$540/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Jade Beach Villas (East & West)	5%
Lauderdale by the Sea	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Jade Beach Villas (East & West)	48 days
Lauderdale by the Sea	80 days
Broward	69 days