

# Unit 602 - Pine Crest Village I at Victoria Park

602 - 1515 E Broward Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	RX-11016442
Status:	Active
Size:	1,440 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces
View:	Garden
List Price:	\$489,000
List PPSF:	\$340
Valuated Price:	\$506,000
Valuated PPSF:	\$351

*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:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Building Association Information

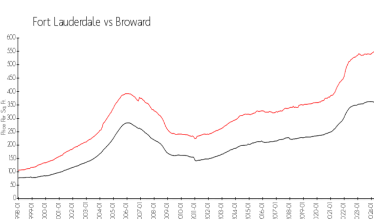
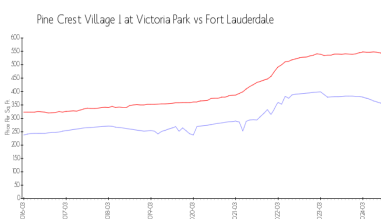
Pine Crest Village At Victoria Park Address: 151 NE 16th Ave,  
Fort Lauderdale, FL 33301,  
Phone: +1 954-527-6651  
150 NE 15th Ave  
Fort Lauderdale, FL 33301  
Phone: +1 954-604-9806

<http://pinecrestvillage.net/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
225	960 sq ft	Jun 2024	\$337,500	\$352
406	960 sq ft	Jun 2024	\$276,000	\$288
101	960 sq ft	Apr 2024	\$400,000	\$417
707	980 sq ft	Mar 2024	\$373,200	\$381
407	660 sq ft	Feb 2024	\$250,000	\$379

## Market Information

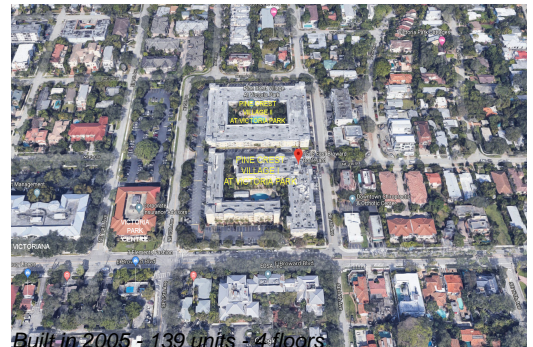


Pine Crest Village I  
at Victoria Park:  
Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.  
Broward: \$339/sq. ft.

## Inventory for Sale

Pine Crest Village I at Victoria Park	4%
Fort Lauderdale	5%



Broward 4%

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

Pine Crest Village I at Victoria Park	77 days
Fort Lauderdale	86 days
Broward	75 days