

Unit 17-203 - Windmill Lakes

17-203 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	RX-11030774
Status:	Active
Size:	720 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$193,000
List PPSF:	\$268
Valuated Price:	\$171,000
Valuated PPSF:	\$238

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:	264
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

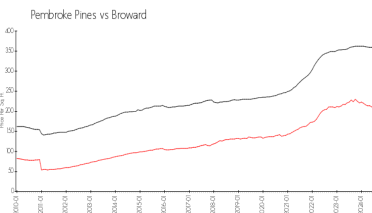
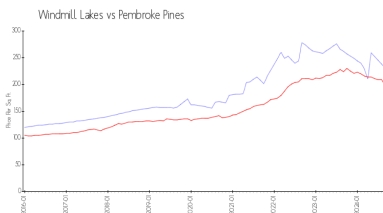
Building Association Information

Windmill Lakes Apartments
 Address: 450 SW 88th Terrace,
 Pembroke Pines, FL 33025
 Phone: +1 (954) 447-4665

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	985 sq ft	Oct 2024	\$210,000	\$213
106	985 sq ft	May 2024	\$260,000	\$264
107	945 sq ft	Apr 2024	\$193,000	\$204
206	720 sq ft	Mar 2024	\$220,000	\$306
101	945 sq ft	Feb 2024	\$220,000	\$233

Market Information



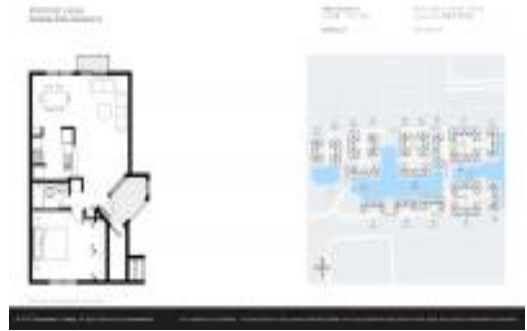
Windmill Lakes:	\$231/sq. ft.	Pembroke Pines:	\$197/sq. ft.
Pembroke Pines:	\$197/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Windmill Lakes	4%
Pembroke Pines	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Windmill Lakes	48 days
Pembroke Pines	66 days



Broward

74 days