

# Unit 509 - Pine Crest Village I at Victoria Park

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

## Unit Information

MLS Number: RX-11034799  
 Status: Active Under Contract  
 Size: 1,440 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Vehicle Restrictions  
 View: Pool  
 List Price: \$500,000  
 List PPSF: \$347  
 Valuated Price: \$476,000  
 Valuated PPSF: \$331

*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: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

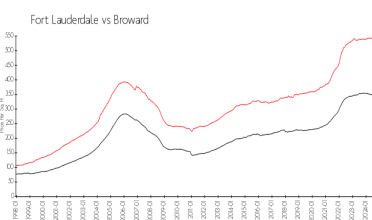
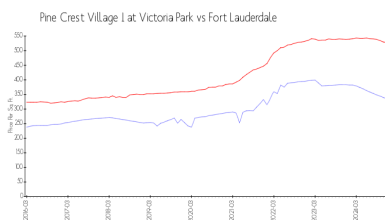
Pine Crest Village At Victoria Park Address: 151 NE 16th Ave,  
 Fort Lauderdale, FL 33301,  
 Phone: +1 954-527-6651  
 150 NE 15th Ave  
 Fort Lauderdale, FL 33301  
 Phone: +1 954-604-9806

<http://pinecrestvillage.net/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
406	960 sq ft	Dec 2024	\$335,000	\$349
108	960 sq ft	Dec 2024	\$325,000	\$339
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

## Market Information



Pine Crest Village I at Victoria Park: \$336/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale

Pine Crest Village I at Victoria Park 3%  
 Fort Lauderdale 6%



Broward

5%

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

Pine Crest Village I at Victoria Park

74 days

Fort Lauderdale

89 days

Broward

78 days