

Unit 215 - Villas at Lakeview

215 - 5200 NW 31 Ave, Fort Lauderdale, FL, Broward 33309

Unit Information

MLS Number:	RX-11037454
Status:	Active
Size:	702 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Lake
List Price:	\$209,900
List PPSF:	\$299
Valuated Price:	\$169,000
Valuated PPSF:	\$241

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:	176
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:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

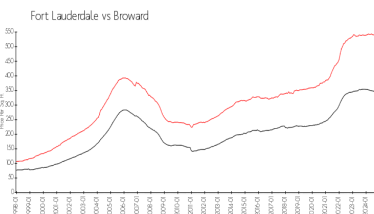
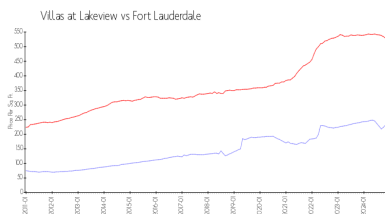
Villas At Lakeview
5200 NW 31St Ave,
Fort Lauderdale, FL 33309

<http://villasatlakeviewcondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
44	927 sq ft	Dec 2024	\$219,000	\$236
51	1,032 sq ft	Sep 2024	\$226,000	\$219
151	1,032 sq ft	Jun 2024	\$240,000	\$233
95	702 sq ft	May 2024	\$175,000	\$249
30	1,032 sq ft	Mar 2024	\$225,000	\$218

Market Information



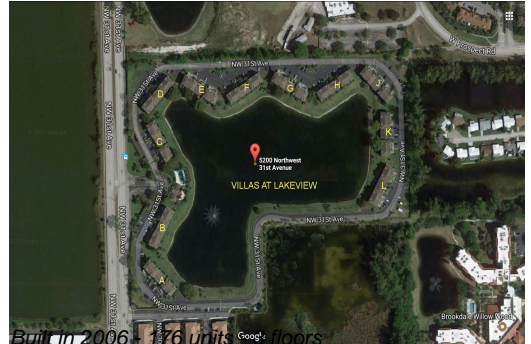
Villas at Lakeview: \$240/sq. ft.
Fort Lauderdale: \$527/sq. ft.

Fort Lauderdale: \$527/sq. ft.
Broward: \$334/sq. ft.

Inventory for Sale

Villas at Lakeview	2%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months



Villas at Lakeview
Fort Lauderdale
Broward

44 days
89 days
78 days