

# Unit 7044 Deer Lodge Cir # 102 - Windsor Falls

7044 Deer Lodge Cir # 102 - 7028-7071 Deer Lodge Cir, Jacksonville, FL, Duval 32256

## Unit Information

MLS Number: 1260674  
 Status: Active  
 Size: 1,284 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Parking  
 View:  
 List Price: \$224,500  
 List PPSF: \$175  
 Valuated Price: \$199,000  
 Valuated PPSF: \$155

*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: 384  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

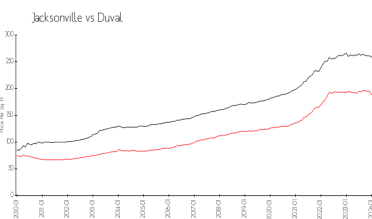
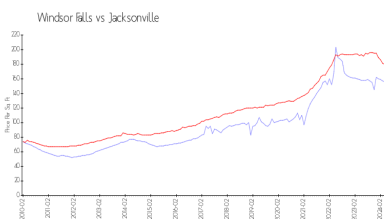
Windsor Falls Condominium Association  
 8189 Cabin lake Circle,  
 Jacksonville, Florida 32256  
 Management  
 WindsorFallsMaintenance@gmail.com

<http://www.windsorfallscondos.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,473 sq ft	Mar 2024	\$197,500	\$134
112	1,473 sq ft	Feb 2024	\$215,000	\$146
111	1,346 sq ft	Jan 2024	\$177,500	\$132
106	1,473 sq ft	Dec 2023	\$222,000	\$151
108	1,230 sq ft	Dec 2023	\$200,000	\$163

## Market Information



Windsor Falls: \$156/sq. ft.  
 Jacksonville: \$180/sq. ft.

Jacksonville: \$180/sq. ft.  
 Duval: \$222/sq. ft.



## Inventory for Sale

Windsor Falls	1%
Jacksonville	1%
Duval	1%

## Avg. Time to Close Over Last 12 Months

Windsor Falls	n/a
Jacksonville	46 days
Duval	45 days