

# Unit 312 - Artesia Villa Alhambra

312 - 2925 NW 126 Ave, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11555360  
 Status: Active  
 Size: 1,159 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$363,755  
 List PPSF: \$314  
 Valuated Price: \$327,000  
 Valuated PPSF: \$282

*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: 68  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

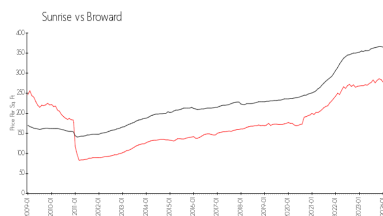
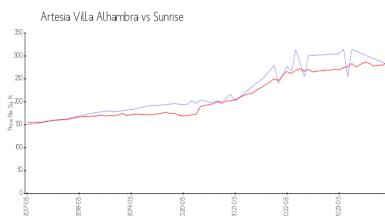
## Building Association Information

Artesia Master Association Inc  
 12550 NW 29th Mnr  
 Sunrise, FL 33323  
 (954) 514-1045

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
319-1	1,159 sq ft	Sep 2023	\$375,000	\$324
1-215	1,174 sq ft	Aug 2023	\$376,000	\$320
421-1	1,159 sq ft	Aug 2023	\$360,000	\$311
302-1	1,865 sq ft	Jul 2023	\$477,000	\$256
222-1	1,174 sq ft	Jun 2023	\$366,000	\$312

## Market Information



Artesia Villa Alhambra:	\$281/sq. ft.	Sunrise:	\$285/sq. ft.
Sunrise:	\$285/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Artesia Villa Alhambra 9%  
 Sunrise 3%  
 Broward 4%



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

Artesia Villa Alhambra	30 days
Sunrise	56 days
Broward	67 days