

# Unit 904 - Villa Medici

904 - 1033 NE 17 Wy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11572222
Status:	Active
Size:	1,990 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$599,999
List PPSF:	\$302
Valuated Price:	\$507,000
Valuated PPSF:	\$255

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:	118
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

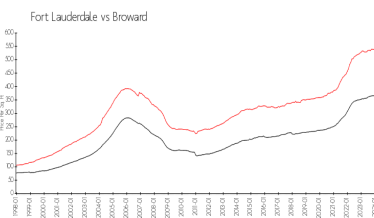
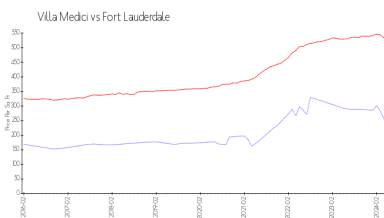
## Building Association Information

Villa Medici Townhomes Fort Lauderdale  
 Address: 1033 NE 17th Way,  
 Fort Lauderdale, FL 33304  
 Phone: +1 954-243-5344

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1404	2,100 sq ft	Mar 2024	\$590,000	\$281
1701	1,780 sq ft	Feb 2024	\$535,000	\$301
1203	2,100 sq ft	Jan 2024	\$600,000	\$286
1605	1,990 sq ft	Nov 2023	\$515,000	\$259
1906	2,110 sq ft	Sep 2023	\$555,000	\$263

## Market Information



Villa Medici: \$255/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Villa Medici	6%
Fort Lauderdale	4%
Broward	4%



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

Villa Medici	56 days
Fort Lauderdale	76 days
Broward	67 days