

# Unit 301 - Pine Crest Village I at Victoria Park

301 - 1515 E Broward Blvd, Fort Lauderdale, FL, Broward 33301

## Unit Information

|                 |             |
|-----------------|-------------|
| MLS Number:     | F10393758   |
| Status:         | Active      |
| Size:           | 960 Sq ft.  |
| Bedrooms:       | 2           |
| Full Bathrooms: | 2           |
| Half Bathrooms: | 0           |
| Parking Spaces: | 1 Space     |
| View:           | Garden View |
| List Price:     | \$367,500   |
| List PPSF:      | \$383       |
| Valuated Price: | \$308,000   |
| Valuated PPSF:  | \$321       |

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: | 6   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

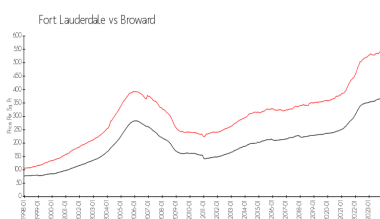
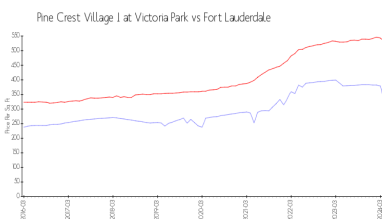
Pine Crest Village At Victoria Park Address: 151 NE 16th Ave,  
Fort Lauderdale, FL 33301,  
Phone: +1 954-527-6651  
150 NE 15th Ave  
Fort Lauderdale, FL 33301  
Phone: +1 954-604-9806

<http://pinecrestvillage.net/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 101    | 960 sq ft   | Apr 2024     | \$400,000  | \$417 |
| 707    | 980 sq ft   | Mar 2024     | \$373,200  | \$381 |
| 407    | 660 sq ft   | Feb 2024     | \$250,000  | \$379 |
| 422    | 660 sq ft   | Nov 2023     | \$277,000  | \$420 |
| 708    | 1,440 sq ft | Nov 2023     | \$510,000  | \$354 |

## Market Information



|  |               |                  |               |
|--|---------------|------------------|---------------|
| Pine Crest Village I at Victoria Park: | \$320/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale:                       | \$533/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale



|                                       |    |
|---------------------------------------|----|
| Pine Crest Village I at Victoria Park | 3% |
| Fort Lauderdale                       | 4% |
| Broward                               | 4% |

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

|                                       |         |
|---------------------------------------|---------|
| Pine Crest Village I at Victoria Park | 66 days |
| Fort Lauderdale                       | 76 days |
| Broward                               | 67 days |