

Unit 302 - Villa Medici

302 - 1033 NE 17 Wy, Fort Lauderdale, FL, Broward 33304

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | F10415220 |
| Status: | Active Under Contract |
| Size: | 1,780 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Guest Parking |
| View: | Garden View,Other View |
| List Price: | \$499,000 |
| List PPSF: | \$280 |
| Valuated Price: | \$454,000 |
| 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 |

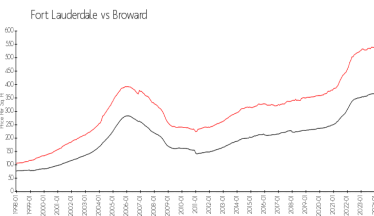
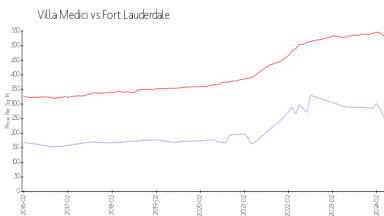
Building Association Information

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.

Fort Lauderdale: \$533/sq. ft.
 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 |