

Unit 2315 - Villas by the Sea 2

2315 - 4445 el Mar dr, Lauderdale by the Sea, FL, Broward 33308

Unit Information

MLS Number: F10430670
 Status: Active
 Size: 2,159 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Covered Parking,Parking-Under Building
 View: Other View
 List Price: \$1,699,000
 List PPSF: \$787
 Valuated Price: \$1,264,000
 Valuated PPSF: \$585

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: 45
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

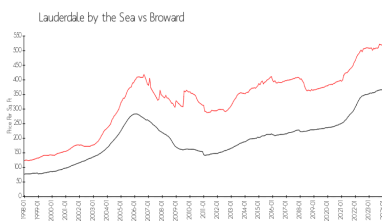
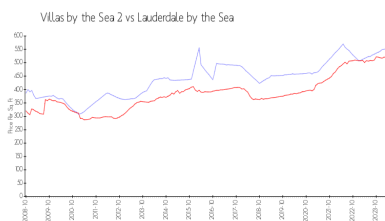
Building Association Information

Villas by the Sea 2 Condominium
 (954) 492-2056

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2211	1,791 sq ft	Apr 2024	\$1,125,000	\$628
2309	1,490 sq ft	Feb 2024	\$835,000	\$560
2-304	1,683 sq ft	Jan 2024	\$960,000	\$570
2316	1,495 sq ft	Jan 2024	\$855,000	\$572
2-211	1,791 sq ft	Jul 2023	\$940,000	\$525

Market Information



Villas by the Sea 2: \$556/sq. ft.
 Lauderdale by the Sea: \$520/sq. ft.
 Lauderdale by the Sea: \$520/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Villas by the Sea 2: 4%
 Lauderdale by the Sea: 3%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Villas by the Sea 2	59 days
Lauderdale by the Sea	82 days
Broward	67 days