

# Unit 1204 - Villa Medici

1204 - 1033 NE 17 Wy, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10408658  
 Status: Active  
 Size: 2,100 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking  
 View: Other View,Pool Area View  
 List Price: \$594,999  
 List PPSF: \$283  
 Valuated Price: \$535,000  
 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: 8  
 Building inventory for sale: 6%  
 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

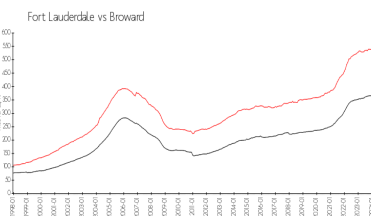
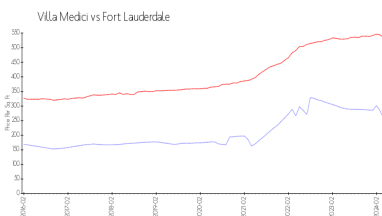
## Building Association Information

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: 7%  
 Fort Lauderdale: 4%  
 Broward: 4%



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

Villa Medici	56 days
Fort Lauderdale	76 days
Broward	67 days