

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:	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

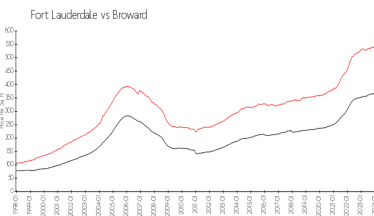
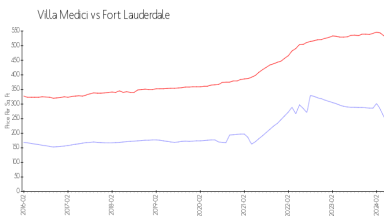
Building Association Information

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