



## Villa Medici

1033 NE 17TH WAY  
FORT LAUDERDALE, FL 33304

Every month we compile this comprehensive market report focus on Villa Medici in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [villamedicicondosforsale.com](http://villamedicicondosforsale.com).

## Property Stats

POSTAL CODE 33304

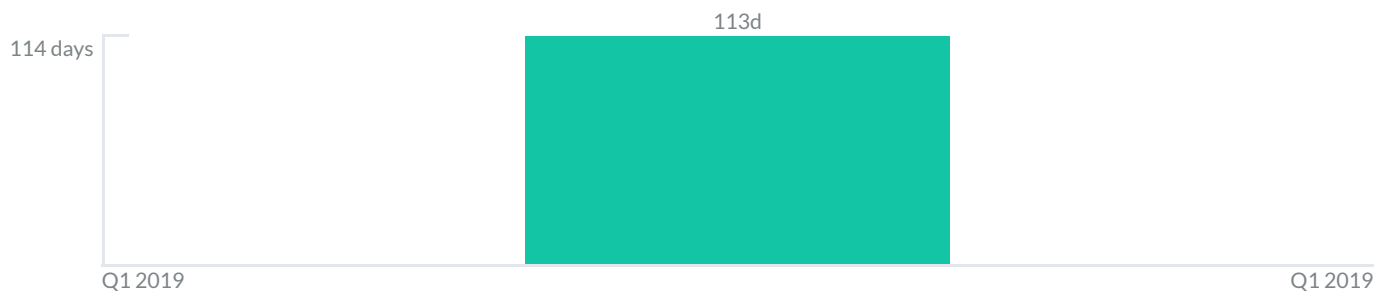
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



# Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL  
Bayview Elementary School  
10/10

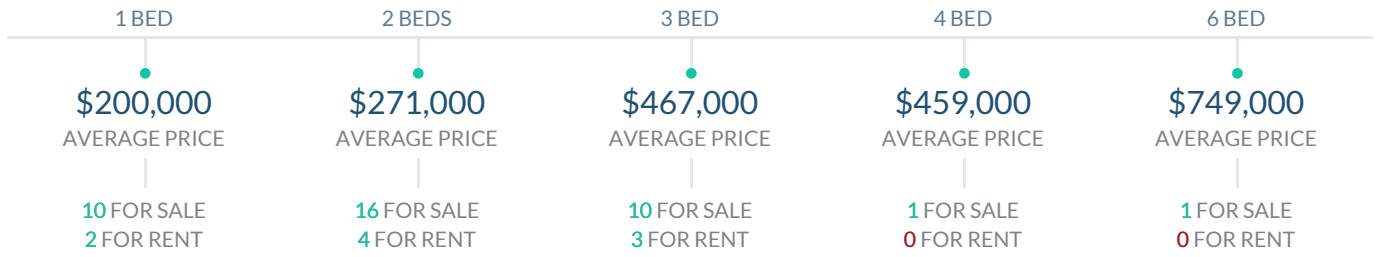
MIDDLE SCHOOL  
Whiddon Rodgers Education Center  
NR

HIGH SCHOOL  
Stranahan High School  
5/10

# Insights

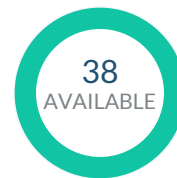
IN VILLA MEDICI

Below the average listing prices of available unit per property type.



-3.1% to 7.4%  
CAP RATE  
Yearly net income when rent

1.8%  
NEGOTIABILITY  
What you can negotiate



Sale within the last month

# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Villa Medici



\$3,000



UNIT 1401

RENTED | FEB 2019



\$322,000



UNIT 304

SOLD | SEP 2018



\$2,400



UNIT 403

RENTED | NOV 2018

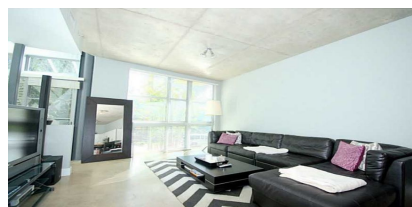


\$196,000



UNIT 828

SOLD | JUL 2015



\$409,999



UNIT 4

SOLD | DEC 2014



\$330,000



UNIT 1705

SOLD | APR 2014

## Sold

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LAST 20 PROPERTIES SOLD IN VILLA MEDICI

| Unit  | Price     | Beds/Baths | \$/Sqft | Sqft  | Buying Date | Days on Market |
|-------|-----------|------------|---------|-------|-------------|----------------|
| 304   | \$322,000 | 3/3        | \$180.9 | 1,780 | Feb 2019    | 113            |
| 4     | \$409,999 | 3/3        | \$199.5 | 2,055 | Apr 2015    | 87             |
| 1705  | \$330,000 | 3/3        | \$185.4 | 1,780 | Sep 2014    | 85             |
| 709   | \$189,900 | 2/2        | \$169.6 | 1,120 | May 2014    | 165            |
| 728   | \$165,000 | 1/1        | \$161.4 | 1,022 | Jul 2013    | 59             |
| 125-1 | \$105,000 | 1/1        | N/A     | N/A   | Nov 2011    | 489            |

## Rented

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LAST 20 PROPERTIES RENTED IN VILLA MEDICI

| Unit  | Price   | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|-------|---------|------------|---------|-------|-------------|----------------|
| 1401  | \$3,000 | 3/3        | \$1.3   | 2,270 | Mar 2019    | 42             |
| 403   | \$2,400 | 3/3        | \$1.3   | 1,780 | Jan 2019    | 32             |
| 907   | \$1,575 | 2/2        | N/A     | N/A   | Aug 2013    | 8              |
| 122-1 | \$1,325 | 1/1        | N/A     | N/A   | May 2013    | 93             |
| 307-3 | \$1,540 | 2/2        | N/A     | N/A   | Oct 2012    | 21             |
| 831-8 | \$1,399 | 1/1        | \$1.6   | 878   | Sep 2012    | 66             |
| 112   | \$1,300 | 2/2        | N/A     | N/A   | Sep 2010    | 41             |
| 606   | \$2,450 | 4/4        | N/A     | N/A   | Nov 2009    | 64             |
| 829-8 | \$1,295 | 1/1        | \$1.0   | 1,270 | Nov 2009    | 20             |

## Currently Listed

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ACTIVE LISTINGS 1/3

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner          |
|------|-------------|------------|---------|------|--------------|----------------|
| E    | \$234,900   | 2/2        | \$187.9 | 1250 | Dec 2018     | N/A            |
| N/A  | \$459,000   | 4/4        | \$199.6 | 2300 | Feb 2019     | N/A            |
| G    | \$299,000   | 2/2        | \$239.2 | 1250 | Mar 2019     | N/A            |
| N/A  | \$434,999   | 3/3        | \$197.7 | 2200 | Mar 2019     | N/A            |
| N/A  | \$1,500/mth | 1/1        | \$0.6   | 2703 | Mar 2019     | N/A            |
| N/A  | \$474,900   | 3/3        | \$225.2 | 2109 | Apr 2019     | N/A            |
| 1-3  | \$749,000   | 6/5        | \$224.7 | 3334 | Dec 2018     | N/A            |
| 2-9  | \$319,000   | 2/1        | \$308.2 | 1035 | Feb 2019     | N/A            |
| 3    | \$1,500/mth | 2/1        | \$1.8   | 813  | Mar 2019     | N/A            |
| 5    | \$260,000   | 2/2        | \$195.8 | 1328 | Nov 2018     | N/A            |
| 5b   | \$171,425   | 2/1        | \$214.3 | 800  | Feb 2019     | N/A            |
| 6    | \$190,000   | 1/1        | \$306.0 | 621  | Feb 2019     | N/A            |
| 10   | \$150,000   | 1/1        | \$258.6 | 580  | Apr 2019     | N/A            |
| 11   | \$189,000   | 1/1        | \$255.4 | 740  | Jul 2018     | GHATTAS,JOS... |
| 11   | \$219,500   | 2/1        | \$274.4 | 800  | Mar 2019     | N/A            |
| 12   | \$159,000   | 1/1        | \$240.2 | 662  | Feb 2019     | N/A            |
| 13   | \$295,000   | 2/2        | \$241.8 | 1220 | Sep 2018     | N/A            |
| 13   | \$325,000   | 2/2        | \$227.3 | 1430 | Dec 2018     | N/A            |
| 23   | \$199,000   | 2/2        | \$361.8 | 550  | Mar 2019     | N/A            |
| 25   | \$299,000   | 2/2        | \$393.4 | 760  | Mar 2019     | N/A            |

## Currently Listed

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ACTIVE LISTINGS 2/3

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-------|
| 51   | \$204,500   | 2/1        | \$179.4 | 1140 | Feb 2019     | N/A   |
| 102  | \$449,000   | 2/2        | \$311.4 | 1442 | Jan 2019     | N/A   |
| 302  | \$175,000   | 1/1        | \$307.0 | 570  | Feb 2019     | N/A   |
| 302  | \$2,250/mth | 2/2        | \$2.1   | 1052 | Mar 2019     | N/A   |
| 303  | \$2,300/mth | 3/3        | N/A     | N/A  | Feb 2019     | N/A   |
| 305  | \$169,900   | 1/1        | \$212.4 | 800  | Feb 2019     | N/A   |
| 310  | \$229,900   | 2/2        | \$207.1 | 1110 | Mar 2019     | N/A   |
| 312  | \$269,000   | 2/2        | \$255.2 | 1054 | Feb 2019     | N/A   |
| 401  | \$299,900   | 2/2        | \$285.6 | 1050 | Mar 2019     | N/A   |
| 420  | \$610,000   | 3/2        | \$368.1 | 1657 | Dec 2018     | N/A   |
| 422  | \$254,900   | 2/2        | \$241.8 | 1054 | Feb 2019     | N/A   |
| 436  | \$610,000   | 3/2        | \$368.1 | 1657 | Dec 2018     | N/A   |
| 501  | \$1,900/mth | 2/2        | \$1.6   | 1166 | Mar 2019     | N/A   |
| 703  | \$449,000   | 3/3        | \$213.6 | 2102 | Dec 2018     | N/A   |
| 704  | \$325,000   | 1/1        | \$318.0 | 1022 | Feb 2016     | N/A   |
| 725  | \$385,000   | 3/3        | \$213.9 | 1800 | Nov 2018     | N/A   |
| 749  | \$599,000   | 3/3        | \$274.1 | 2185 | Feb 2019     | N/A   |
| 804  | \$398,000   | 3/3        | \$189.5 | 2100 | Dec 2018     | N/A   |
| 806  | \$175,000   | 1/1        | \$218.8 | 800  | Feb 2019     | N/A   |
| 824  | \$1,650/mth | 1/1        | \$1.9   | 878  | Mar 2019     | N/A   |

## Currently Listed

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ACTIVE LISTINGS 3/3

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-------|
| 830  | \$249,900   | 1/1        | \$284.6 | 878  | Oct 2018     | N/A   |
| 832  | \$220,000   | 1/1        | \$247.2 | 890  | Oct 2018     | N/A   |
| 1013 | \$1,975/mth | 2/2        | \$1.9   | 1054 | Mar 2019     | N/A   |
| 1301 | \$2,450/mth | 3/3        | \$1.2   | 2110 | Mar 2019     | N/A   |
| 1302 | \$324,900   | 3/3        | \$163.3 | 1990 | Sep 2018     | N/A   |
| 1306 | \$2,600/mth | 3/3        | \$1.2   | 2110 | Mar 2019     | N/A   |
| 1902 | \$379,900   | 3/3        | \$190.9 | 1990 | Oct 2018     | N/A   |