

# Unit 407W - Duo Condo West

407W - 1745 Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11527782
Status:	Active
Size:	1,304 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$399,700
List PPSF:	\$307
Valuated Price:	\$371,000
Valuated PPSF:	\$274

*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:	199
Number of active listings for rent:	13
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

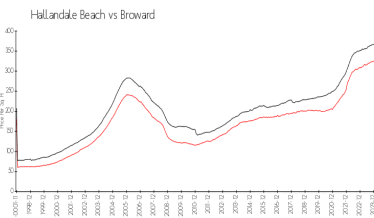
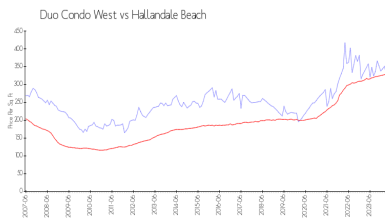
## Building Association Information

Duo Masters Association  
(954) 458-5878

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201 W	915 sq ft	Feb 2024	\$320,000	\$350
307W	1,354 sq ft	Feb 2024	\$400,000	\$295
508W	1,052 sq ft	Feb 2024	\$353,000	\$336
906W	1,425 sq ft	Dec 2023	\$423,000	\$297
207W	1,354 sq ft	Dec 2023	\$400,000	\$295

## Market Information



Duo Condo West: \$308/sq. ft.  
Hallandale Beach: \$325/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Duo Condo West	5%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Duo Condo West  
Hallandale Beach  
Broward

71 days  
76 days  
67 days