

# Unit 402 - Fairways Riviera

402 - 200 Diplomat Pkwy, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11561249
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$435,000
List PPSF:	\$378
Valuated Price:	\$281,000
Valuated PPSF:	\$244

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:	238
Number of active listings for rent:	0
Number of active listings for sale:	22
Building inventory for sale:	9%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

## Building Association Information

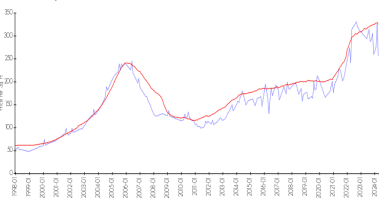
Fairways Riviera Association Inc  
 250 Diplomat Parkway Hallandale Beach,  
 FL33009-3724  
 (954) 457-8348

## Recent Sales

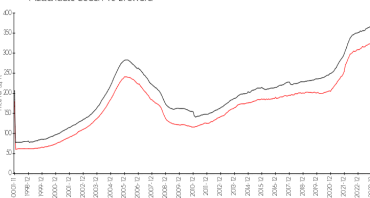
Unit #	Size	Closing Date	Sale Price	PPSF
826	975 sq ft	May 2024	\$250,000	\$256
518	1,150 sq ft	Apr 2024	\$260,000	\$226
634	1,150 sq ft	Mar 2024	\$405,000	\$352
423	850 sq ft	Feb 2024	\$206,000	\$242
512	850 sq ft	Feb 2024	\$230,000	\$271

## Market Information

Fairways Riviera vs Hallandale Beach



Hallandale Beach vs Broward



Fairways Riviera: \$256/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Fairways Riviera	9%
Hallandale Beach	4%
Broward	4%



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

Fairways Riviera	79 days
Hallandale Beach	76 days
Broward	67 days