

# Unit 202 - Meadowbrook F

202 - 620 NE 12 Av, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10412256  
 Status: Active  
 Size: 1,092 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Garden View, Pool Area View  
 List Price: \$315,000  
 List PPSF: \$288  
 Valuated Price: \$299,000  
 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: 56  
 Number of active listings for rent: 1  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

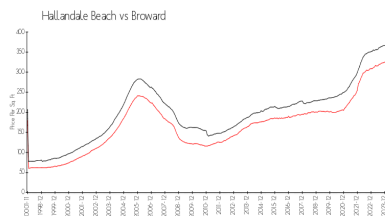
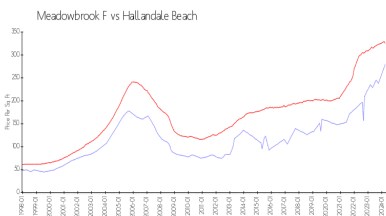
## Building Association Information

Meadowbrook Towers Condominiums  
 (954) 458-7520

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	847 sq ft	Oct 2023	\$208,000	\$246
102	1,092 sq ft	Aug 2023	\$260,000	\$238
602	1,092 sq ft	May 2023	\$255,000	\$234

## Market Information



Meadowbrook F: \$280/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Meadowbrook F: 2%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Meadowbrook F: 14 days  
 Hallandale Beach: 76 days



Broward

67 days