

# Unit 213 - April Breeze Mist & Song

213 - 1333 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	F10426499
Status:	Active
Size:	732 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
List Price:	\$199,900
List PPSF:	\$273
Valuated Price:	\$150,000
Valuated PPSF:	\$205

*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:	174
Number of active listings for rent:	6
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

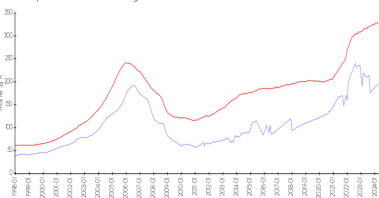
April Song Condo Association  
 (954) 458-2412  
 April Mist Condo Association  
 (954) 458-8337  
 April Breeze Association, Inc.  
 (954) 458-8085

## Recent Sales

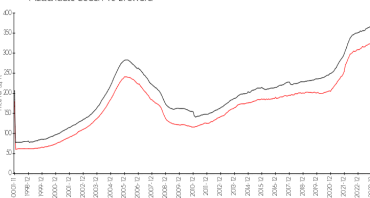
Unit #	Size	Closing Date	Sale Price	PPSF
122	648 sq ft	May 2024	\$200,000	\$309
103	1,386 sq ft	Sep 2023	\$253,750	\$183
424	648 sq ft	Jun 2023	\$160,000	\$247

## Market Information

April Breeze Mist & Song vs Hallandale Beach



Hallandale Beach vs Broward



April Breeze Mist & Song:	\$196/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

April Breeze Mist & Song	4%
Hallandale Beach	4%
Broward	4%



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

April Breeze Mist & Song	35 days
Hallandale Beach	76 days
Broward	67 days