

Unit 425 - Fairways Riviera

425 - 200 Diplomat Pkwy, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11289745
Status:	Active
Size:	850 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$257,000
List PPSF:	\$302
Valuated Price:	\$249,000
Valuated PPSF:	\$293

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:	14
Building inventory for sale:	5%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

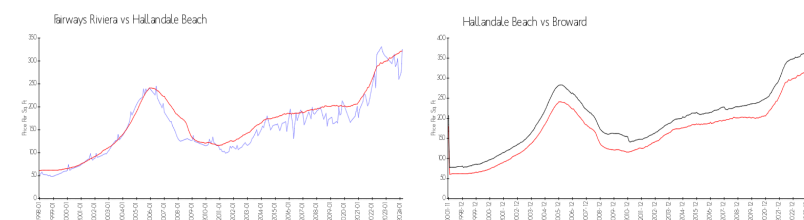
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
225	850 sq ft	Dec 2023	\$195,000	\$229
714	850 sq ft	Nov 2023	\$260,000	\$306
803	1,150 sq ft	Nov 2023	\$325,000	\$283
820	1,150 sq ft	Nov 2023	\$425,000	\$370

Market Information



Fairways Riviera:	\$326/sq. ft.	Hallandale Beach:	\$322/sq. ft.
Hallandale Beach:	\$322/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Fairways Riviera	6%
Hallandale Beach	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Fairways Riviera	81 days
Hallandale Beach	74 days
Broward	65 days