

# 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:	19
Building inventory for sale:	7%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

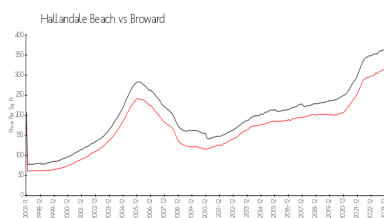
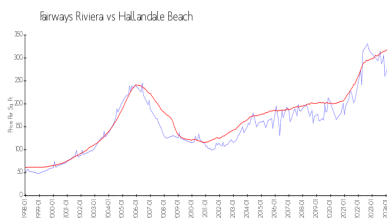
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
225	850 sq ft	Dec 2023	\$195,000	\$229

## Market Information



Fairways Riviera: \$326/sq. ft.  
Hallandale Beach: \$319/sq. ft.

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Broward: \$349/sq. ft.

## Inventory for Sale

Fairways Riviera	8%
Hallandale Beach	4%
Broward	3%



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

Fairways Riviera	80 days
Hallandale Beach	75 days
Broward	66 days