

Unit 202 - Lake Point Tower

202 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11354360
Status:	Pending
Size:	1,259 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$280,000
List PPSF:	\$222
Valuated Price:	\$333,000
Valuated PPSF:	\$238

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:	208
Number of active listings for rent:	4
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

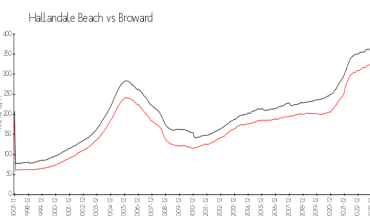
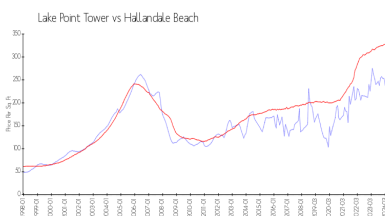
Building Association Information

Lake Point Tower Condominium
(954) 455-6403

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1206	982 sq ft	Apr 2024	\$262,000	\$267
513	1,259 sq ft	Feb 2024	\$369,000	\$293
413	1,259 sq ft	Jan 2024	\$350,000	\$278
1205	1,420 sq ft	Jan 2024	\$350,000	\$246
1215	1,300 sq ft	Dec 2023	\$301,500	\$232

Market Information



Lake Point Tower:	\$225/sq. ft.	Hallandale Beach:	\$326/sq. ft.
Hallandale Beach:	\$326/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Lake Point Tower	5%
Hallandale Beach	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Lake Point Tower	82 days
Hallandale Beach	75 days
Broward	66 days